THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246784** Karen Johnson Davidson County Batch # 1112971 DEEDWARR 03/20/2024 10:11:11 AM 2 pgs Fees: $13.00 Taxes: $6,290.00 20240320-0019175	STATE OF TENNESSEE COUNTY OF DAVIDSON Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2024. Notary Public My Commission Expires: JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: William Cochrane Jamison and Kathryn Hamill Jamison 3609 Meadow Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-01-0-094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Rye Steele and Mary Jennifer Steele, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Cochrane Jamison and Kathryn Hamill Jamison, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. I:
LAND in Davidson County, Tennessee, being part of Lot No. 23 on the plan of Meadowlawn Subdivision, as of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee.

BEGINNING at the southwest corner of said Lot No. 23; thence easterly along the southerly line of Lot 23, 15 feet to a point; thence northerly 194.31 feet and parallel with the westerly line of Lot No. 23 to a point in the northerly line of Lot No. 23; thence southerly 195 feet, more or less, with a hedge to the point of beginning.

Tract No. II:
LAND in Davidson County, Tennessee, being Lot No. 22 and the easterly 45 feet of Lot No. 23 on the Map of Meadowlawn Subdivision, of record in Book 974, page 35, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 105 feet on the southerly side of Central Drive and run back between lines, 188.6 feet on the easterly line of Lot No. 22, and 194 feet, more or less, on the westerly line of part of Lot No. 23 to a dead line on which they measure 105 feet, more or less.

Being the same property conveyed to PAUL RYE STEELE and MARY JENNIFER STEELE, HUSBAND AND WIFE, by deed from FRED T. HORTON AND WIFE, VIRGINIA R. HORTON, of record in Instrument No. 20100429-0032729 , dated April 28, 2010 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-01-0-094.00.

Matters shown on the Plan of record in Plat Book 974, page 35, said Register's Office.

This is improved property located at 3609 Meadow Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of March, 2024.

Paul Rye Steele

Mary Jennifer Steele

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Rye Steele and Mary Jennifer Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2024.

Notary Public

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

My Commission Expires: _____