Prepared by:
Record and Return To:
[illegible]an and Rosenthal Title, Inc
[illegible]rton Hills Blvd., Suite 130
[illegible]shville, TN 37215

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22890-AP

Karen Johnson
Batch # 1162214
07/25/2024 10:51:24 AM
Fees: $13.00 Taxes: $10,175.00

Davidson County
DEEDWARR
2 pgs

20240725-0056282

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,750,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2024.

Notary Public
My Commission Expires: 11-8-27

BRITTNEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittany Price Brian Price 6508 Melinda Dr. Nashville, TN 37205	New Owner	129-07-0-039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Range Construction LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brittany Price and Brian Price, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 43, Section VI, Plan of West Meade Farms, Inc., according to survey and plat of same appearing of record in Book 2133, page 125, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Range Construction LLC, a Tennessee limited liability company by Warranty Deed from James P. White, Jr. and Tina Marie White, husband and wife, dated June 7, 2022, recorded June 15, 2022, of record in Instrument No. 20220615-0068322, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6508 Melinda Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 24th day of July, 2024.

GRANTOR:

Range Construction LLC,
a Tennessee Limited Liability Company

By: _____
Jeremy Lyons, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he the Sole Member of Range Construction LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of July, 2024.



_____
Notary Public
My Commission expires: 3/5/26