WARRANTY DEED

Karen Johnson Davidson County
Batch# 1175446 DEEDWARR
08/29/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240829-0066704

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $800,000.00 Adrienne Reece

Subscribed and sworn to before me, this the 29th day of August, 2024.

Notary Public

My commission expires

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ROBERT L. ALLEN COUNTY DAVIDSON My Comm. Expires January 8, 2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, LLC
2927 Berry Hill Drive, Nashville, TN 37204-3226

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher Paul Meurlott **Adrienne Reece**	**Wesley Mortgage, LLC**	**Map 029-00-0 Parcel 317-00**
4138 Grays Point Road	**9009 Carothers Pkwy, Ste A-3**	
Joelton, TN 37080	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shelby Buntin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Paul Meurlott and Adrienne Reece, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District, being Lot No. 7 on the Jackson and Averitt property according to a survey dated May 1, 1980, by Barry Greer and Associates, Land Surveyors, Tennessee Registered Survey No. 211.

SAID Lot No. 7 beginning at an iron pin in the margin of Gray's Point Road; thence North 00° 51' 42" East 1,176.02 feet to a point: thence North 89° 18' East 207.0 feet to a point; thence South 00° 51' 42" East 1,285.25 feet to a point at Gray's Point Road; thence North 62° 32' 42" West 231.40 feet to a point of beginning, and containing 5.8 acres, more or less.

ALSO known as Lot No. 7 on the Plan of Bernard Hills, of record in Plat Book 5200, Pages 386 and 387.

BEING the same property conveyed to Shelby Buntin, unmarried, by Warranty Deed dated October 17, 2022, from Gerald E. Steele and Martha F. Steele, husband and wife, of record in Instrument No. 20221018-0113553, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Pages 386 and 387, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 5781, Page 876, re-recorded in Book 5801, Page 462 and amended in Book 8021, Page 87, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4138 Grays Point Road, Joelton, TN 37080**

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

Witness my/our hand(s) this 29th day of August, 2024.

Shelby Buntin

Shelby Buntin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shelby Buntin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **August, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 29th day of August, 2024.

Robert L. Scruggs, Affiant — 08/29/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 29th day of August, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

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