Karen Johnson Davidson County
Batch# 1187568 DEEDWARR
09/30/2024 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20240930-0075288

WARRANTY DEED

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

W-ZT-24-318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-1-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Holly Ann Meyer and Tobias August Layman	NEW OWNER	
(NAME)	(NAME)	**043 07 0 029.00**
318 McArthur Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHWOOD REAL ESTATE, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLLY ANN MEYER, AN UNMARRIED WOMAN, AND TOBIAS AUGUST LAYMAN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 136 of Tract 13 in the Anderson Estates, not of record, but being more particularly described as follows: Beginning at a point in the westerly margin of McArthur Drive, said point being the northeast corner of the herein described tract and said point being 266.2 feet south of a concrete monument which lies in the westerly margin of McArthur Drive the southwesterly corner of the intersection of McArthur Drive and Anderson Lane; thence 50 feet south along the west margin of and thus fronting 50 feet on McArthur Drive and said lot extending 150 feet west between parallel lines and ending at a dead line at the rear of said lot, measuring 50 feet, all according to survey by John Kohl, dated July 31, 1974.

Being the same property conveyed to Nashwood Real Estate Inc., a Tennessee Corporation by Warranty Deed from Dianne K. Hamilton of record in Instrument No. 20240228-0013598 Register's Office for Davidson County, Tennessee, dated February 16, 2024 and recorded on February 28, 2024.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **318 McArthur Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF SEPTEMBER, 2024.

Nashwood Real Estate, Inc.

BY: _____
Lauren Largent
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LAUREN LARGENT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of NASHWOOD REAL ESTATE, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 26th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Barbara McGinty, 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 9-27-2024.

Date

Affiant Signature

9-27-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY