Karen Johnson Davidson County
Batch# 1205523 DEEDWARR
11/15/2024 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20241115-0089048

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $700,000.00.

Affiant

Subscribed and sworn before me this the 13 day of November, 2024.

Notary Public
My commission expires: 9/21/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Rattner and Kate Rattner 1324 Cardinal Ave. Nashville, TN 37216	NEW OWNER	061-16-0 171.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRUCE MELANCON AND LAUREN MELANCON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN RATTNER AND KATE RATTNER, HUSBAND AND WIFE, called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Block C, on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce Melancon and Lauren Melancon, husband and wife by Warranty Deed from Cassady Feasby, married of record in Instrument No. 20190329-0028630 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on March 29, 2019.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1324 Cardinal Ave., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13 day of November, 2024.

Bruce Melancon

Lauren Melancon by Bruce Melancon as Attorney-in-Fact

Lauren Melancon by Bruce Melancon as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce Melancon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of November, 2024.

My commission expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Bruce Melancon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lauren Melancon by Specific POWER OF ATTORNEY dated 11/8/2024, and who acknowledged that he executed the same as the free act and deed of Lauren Melancon.

Witness my hand and official seal this 13 day of November, 2024.

My commission expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 13, NOVEMBER, 2024.

Custodian's Signature — 11/14/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 14th day of NOVEMBER 2024.

Notary Public

MY COMMISSION EXPIRES: 08/24/2027

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027