WARRANTY DEED

Karen Johnson Davidson County
Batch# 1206804 DEEDWARR
11/20/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,265.25
20241120-0089989

File #24-PA-6636-PK

(SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $882,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: 9-7-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Hart Price	NEW OWNER	
(NAME)	(NAME)	**129-05-0-048**
6636 Jocelyn Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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,

BRYANT S. MAYNE, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JONATHAN HART PRICE, 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:

Land in Davidson County, Tennessee, being Lot No. 968 on the Plan of WEST MEADE FARMS INC., SECTION XVI of record in Plat Book 2663, Page 56, Register's Office for said County, to which plan reference is made for a more complete description. Together with an easement for purposes of a driveway turnaround of record in Book 8184, Page 711, said Register's Office.

Being the same property conveyed to Bryant S. Mayne, an unmarried person, by Warranty Deed from D. Keithly Griffin, unmarried, of record in Instrument No. 20110202-0009444, in the Register's Office of Davidson County, Tennessee, dated January 28, 2011, and recorded on February 02, 2011. The said Bryant S. Mayne having since married.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS INC., SECTION XVI, as recorded in Plat Book 2663, Page(s) 56.
* Easement for Driveway, recorded in Book 8184, Page 711.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** properly known as: **6636 Jocelyn Hollow Road, Nashville, TN 37205**.

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 18th day of November, 2024.

Bryant S. Mayne

Perrin Mayne

PERRIN MAYNE, *spouse of* ***BRYANT S MAYNE,*** *joins in the execution of this Instrument for the purpose of conveying any and all marital interest* ***PERRIN MAYNE*** *may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2024, before me personally appeared Bryant S. Mayne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2024, before me personally appeared Perrin Mayne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Barbara A. 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 11-18-2024.

Date

Affiant Signature

11-18-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of November, 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