Karen Johnson Davidson County
Batch# 1207227 DEEDWARR
11/20/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $5,624.00
20241120-0090577

WARRANTY DEED

(SEAL)
CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #24-TC-0769-O

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)
Matthew Pontell and Diana Pontell	TRUIST BANK	
(NAME)	(NAME)	
769 West Meade Drive	1001 SEMMES AVE	**115 07 0 043.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	RICHMOND, VA 23224	
(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,

MELANIE MCFADDIN, TRUSTEE OF MELANIE MCFADDIN REVOCABLE TRUST DATED JANUARY 12, 2021,

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

DIANA MARIA PONTELL AND MATTHEW EVAN PONTELL, WIFE AND HUSBAND,

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. 31 on the Plan of WEST MEADE ESTATES, SECTION 4, of record in Plat Book 3300, Page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melanie McFaddin, A Single Woman, by Warranty Deed from Catherine Hite, Unmarried, of record in Instrument No. 20150306-0019605, in the Register's Office of Davidson County, Tennessee, dated March 06, 2015, and recorded on March 06, 2015.

Being the same property conveyed to Melanie McFaddin, Trustee of the Melanie McFaddin Revocable Trust, created January 12, 2021, by Quitclaim Deed from Melanie McFaddin, of record in Instrument No. 20210301-0025845, in the Register's Office of Davidson County, Tennessee, dated February 26, 2021, and recorded on March 01, 2021.

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 ESTATES, SECTION 4, as recorded in Plat Book 3300, Page(s) 61.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3399, Page 272 and Amendment recorded in Book 3462, Page 281 and Book 4503, Page 111.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 769 West Meade Drive, 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 11 day of November, 2024.

Melanie McFaddin Revocable Trust dated January 12, 2021

By: _____ TRUSTEE
Melanie McFaddin, Trustee

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned notary public, Melanie McFaddin with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the Melanie McFaddin Revocable Trust dated January 12, 2021, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 11 day of November, 2024.

_____
Notary Signature
My commission expires: 9/2/2027
-Drivers License Provided

KAY H STORY
Notary Public - State of Florida
Commission # HH 417925
My Comm. Expires Sep 2, 2027
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 11, 2024.

Affiant Signature

19th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028