| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1207562 DEEDWARR<br>11/21/2024 10:09:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,109.63<br>20241121-0091007 | STATE OF TENNESSEE<br>COUNTY OF Wilson<br><br>The actual consideration or value, whichever is greater, for this transfer is $299,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20 day of November, 2024.<br><br>Notary Public<br><br>My commission expires: August 31, 2027 |
| (Notary Stamp) | |

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Kyle Azbell and Evelyn Azbell** | **New Owner** | **108-16-0-191.00** |
| **1032 Pleasant View Dr** | | |
| **Nashville, TN 37214** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Joshua Meredith and spouse, David Brandon Scott**

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

**Kyle Azbell and Evelyn Azbell, husband and wife**

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8-B on the Plan of Zone Lot Division Lots 8,9 and 39, Percy Priest Woods Subdivision, Section One as shown by plat of record in Plat Book 5200, Page 472, and amended in Book 5200, Page 701, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Meredith, unmarried man by Warranty Deed from Sharon Ann Naretto, unmarried of record in Instrument No. 20180315-0024766 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 15, 2018; David Brandon Scott, spouse of Joshua Meredith, joins in this conveyance to convey any and all marital interest he may have in subject property.

This is improved property known as **1032 Pleasant View Dr, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 20th day of November, 2024.

Joshua Meredith

David Brandon Scott

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua Meredith and David Brandon Scott, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of November, 2024.

Michelle W Locke
Notary Public

My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 24-001852-524

# True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **11/20/24** (date of document)

**11/21/24**

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **21** day of **November**, 2024.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY