Prepared by
Record and Return To
[illegible] and Rosenthal Title, Inc
[illegible] Blvd , Suite 130
[illegible], TN 37215

Karen Johnson
Batch # 1208263
11/25/2024 11 47 18 AM
Fees $13 00 Taxes $2,183 00

Davidson County
DEEDWARR
2 pgs

20241125-0091953

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner	Send Tax Bills To	Map-Parcel No
Curtis Edward Presley, IV 5626 meadowcrest ln Nashville TN 37209	~~Curtis Edward Presley, IV~~ New Owner	103-03-0-010 00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rachel Ann Witt and Bradley Michael Witt, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Curtis Edward Presley, IV, a single man,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5626 Meadowcrest Lane, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows

> Land in Davidson County, Tennessee, being Lot No 139 on the Plan of Section Three, Richland Meadows of record in Plat Book 2083, Page 100, 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 Bradley Michael Witt and Rachel Ann Witt, husband and wife by Warranty Deed from Kevin McGinty and Barbara A. McGinty, husband and wife of record in Instrument No 20200812-0090090 Register's Office for Davidson County, Tennessee, dated August 07, 2020 and recorded on August 12, 2020

This conveyance is subject to all restrictions, easements and planning documents of record

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 22nd day of November, 2024

Rachel Ann Witt

Bradley Michael Witt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2024, before me personally appeared Rachel Ann Witt and Bradley Michael Witt, 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 22nd day of November, 2024

Notary Signature
My commission expires 3/11/2025

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

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $590,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 22nd day of November, 2024

Notary Public
My commission expires _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027