This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1224643 DEEDWARR
01/08/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,705.70
20250108-0001658

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Asher Melton Mary Beth Melton 4004 Arrowleaf Lane Antioch TN 37013	New Owner	182-15-0B-091.00CO

THIS INDENTURE, made this 30th day of December, 2024 between

Courtney Y. Couvillion, fka Courtney A. Young and husband, John P. Couvillion

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jonathan Asher Melton and Mary Beth Melton, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 91, on the plan of Final Plat Clover Glen, Phase 1A-2, as shown on plat of record in Instrument No. 20190514-0045283, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Courtney A. Young, unmarried woman and John P. Couvillion, unmarried man as tenants in common with right of survivorship by Warranty Deed dated 3/16/2022 from Delaney A. Childress and Alexandra C. Childress, a married couple of record in Instrument No. 20220321-0031925, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4004 Arrowleaf Lane, Antioch TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Courtney Y. Couvillion

John P. Couvillion

STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Courtney Y. Couvillion and John P. Couvillion, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in CINCINNATI, OHIO
on this the 30th day of December, 2024..

Notary Public
My Commission Exp:

GREGORY S. TUDOR
Notary Public. State of Ohio
My Commission Expires:
3-17-2029

STATE OF OHIO
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $461,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of December, 2024.

Notary Public
My Commission Exp:

GREGORY S. TUDOR
Notary Public. State of Ohio
My Commission Expires:
3-17-2029

Certificate of Authenticity

I, Joshua A. Terry, 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 12/30/2024.

Affiant Signature – Joshua A. Terry

1/6/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/6/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27