WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 7-7-25 (AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

Karen Johnson
Batch # 1240448
02/25/2025 10 54 10 AM
Fees $13 00 Taxes $888 00

Davidson County
DEEDWARR
2 pgs

20250225-0013784

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Thomas Mead and Cheryl Caballero Cash Michael Mead	**New Owner**	
(NAME)	(NAME)	**064 13 0A 007 00**
657 Hardin Shire Dr		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **MELVIN KEITH GANN AND DEBORAH LYNN GANN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS MEAD, AN UNMARRIED MAN, AND CHERYL CABALLERO, AN UNMARRIED WOMAN, AND AND CASH MICHAEL MEAD, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 7 on the Plan of THE VILLAGES AT SOUTHFORK, A PLANNED UNIT DEVELOPMENT of record in Plat Book 6900, Page 482, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Melvin Keith Gann and Deborah Lynn Gann, by Special Warranty Deed from Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-02, of record in Instrument No 20070306-0027819, in the Register's Office of Davidson County, Tennessee, dated January 12, 2007 and recorded on March 06, 2007

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGES AT SOUTHFORK, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 6900, Page(s) 482
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7390, Page 454
- Storm Water Detention Agreement as set forth in instrument recorded in Book 7305, Page 402
- Charter for Villages at Southfork Homeowners Association recorded as Book 7174, Page 613 and Amended and Restated in Book 7536, Book 745
- Common Open Space Deed recorded as Book 7470, Page 820
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **657 Hardin Shire Dr, Old Hickory, Tennessee 37138**

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 21 DAY OF FEBRUARY, 2025

Melvin Keith Gann

Deborah Lynn Gann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIN KEITH GANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21st of February, 2025

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH LYNN GANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21st of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212