THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350237** Karen Johnson Davidson County Batch # 1253278 **DEEDWARR** 03/28/2025 09 50 13 AM 2 pgs Fees $13 00 Taxes $2,571 50 20250328-0023258	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. ~~$695,000.00~~ $0 Affiant Subscribed and sworn to before me, this 27th day of March, 2025. Notary Public My Commission ~~Expires~~: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: Austin Tyler Meade Living Trust 1028 Nave Court Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No. 085 14 0B 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebekah Johnson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Tyler Meade, Trustee of the Austin Tyler Meade Living Trust dated June 17, 2022**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 20, DONELSON DOWNS, as shown on Plat of record in Instrument No. 20190221-0015852, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rebekah Johnson, an unmarried woman, by Warranty Deed from William A. Todd, an unmarried man, of record in Instrument No. 20230213-0010104, in the Register's Office of Davidson County, Tennessee, dated February 06, 2023, and recorded on February 13, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON DOWNS, as recorded in Instrument No. 20190221-0015852.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190423-0037390, as amended in Instrument No. 20220609-0065773.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1102, Page 139.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180418-0036711.

Charter for Donelson Downs Owners Association, Inc., recorded as Instrument No. 20190423-0037389.

Common Open Space Deed recorded as Instrument No. 20210205-0017275.

This is improved property located at 1028 Nave Court Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2025

Rebekah Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebekah Johnson, 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.

Witness my hand, at office, this 27th day of March, 2025

Notary Public
My Commission Expires:

