Prepared by:
Record and Return To

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249635

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $950,000 00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2025

Notary Public
My Commission Expires. _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson
Batch # 1255428
04/02/2025 10 55 00 AM
Fees $13 00 Taxes $3,515 00

Davidson County
DEEDWARR
2 pgs

20250402-0024989

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Walker and Edwin Walker, Jr. 504 Belair Way Nashville, TN 37215	New Owner	Tax Parcel ID No 132-01-0-187.00

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, **Melissa G. McKinney, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Walker and Edwin Walker, Jr., joint tenants with right of survivorship**, ("Grantees"), their 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(s) 70, as shown on the map entitled Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MELISSA G MCKINNEY, by deed from JERE GRANVILLE CARTER, CO-TRUSTEE AND JUDY ANN ROOT, CO-TRUSTEE OF THE CARTER JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 15, 1999, of record in Instrument No 20051110-0136439 , dated October 14, 2005 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 132-01-0-187.00

Matters shown on the Plan of record in Plat Book 1424, pages 98 and 99, said Register's Office

This is improved property located at 947 Greerland Drive Nashville TN 37204

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 1st day of April, 2025

Melissa G. McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa G. McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2025

Notary Public

My Commission Expires: _____

