Karen Johnson Davidson County
Batch# 1274101 DEEDWARR
05/16/2025 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $8,972.50
20250516-0038711

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38642-04-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,425,000.00. Mary Hunter Affiant Subscribed and sworn to before me this 14th day of May, 2025. Notary Public My Commission Expires: 11/22/2025

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Bryan Meng, Tara Yvette Meng 817 Shadowstone Place Nashville, TN 37220	**Send Tax Bills To:** SAME AS New Owner	**Tax Information:** Map and Parcel No.: 14614005300

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, **Lawrence R. Ahern, III and Karen Cole Ahern, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **BRYAN MENG AND TARA YVETTE MENG, HUSBAND AND WIFE, JOINT TENANTS** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 817 Shadowstone Place, Nashville, TN 37220.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 14th day of May, 2025.

Lawrence R. Ahern, III

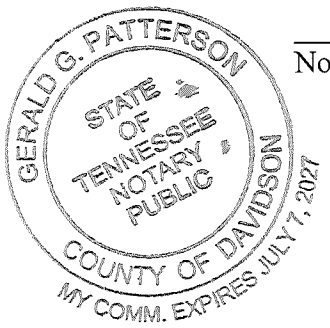
Karen Cole Ahern

Karen Cole Ahern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence R. Ahern, III and Karen Cole Ahern, 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 14th day of May, 2025.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Shadowstone, as of record in Plat Book 6900, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lawrence R. Ahern, III and Karen Cole Ahern, husband and wife, by deed dated December 21, 2017 from Michael Bird and Nicole Bird, husband and wife, of record in Instrument No. 20171221-0130345, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 14614005300.
2. Declaration of Covenants, Conditions and Restrictions for Shadowstone of record in Book 7310, page 122, Book 7576, page 544 and Instrument No. 20021114-0141161, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 387, Register's Office for Davidson County, Tennessee.
4. Easements, Assessments, Special Assessments, as contained in an instrument of record in Book 7310, page 122, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 5/14/2025 (date of document).

Affiant Signature

5/14/2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14 day of May, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

NOTARY'S SEAL

