Karen Johnson
Batch # 1275994
05/21/2025 10 12 23 AM
Fees $13 00 Taxes $2,627 00

Davidson County
DEEDWARR
2 pgs

20250521-0039937

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24228-RR

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $710,000.00.

William Smith
Affiant

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 19th day of May, 2025.

Notary Public
My Commission Expires: 03/16/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Frank Smith 808 Melpark Court Nashville, TN 37204	New Owner	105-14-0N-011.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fabrice Picault, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Frank Smith, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land situated in Davidson County, Tennessee, being Unit 11, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307; Instrument. No. 20210309-0030504 and Amendment to ByLaws in Instrument No. 20210309-0030505 and Instrument No. 20210309-0030506, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property

Being the same property conveyed to Fabrice Picault by Warranty Deed from Brett Jackson, Married of record in Instrument No. 20230223-0012803 Register's Office for Davidson County, Tennessee, dated February 22, 2023 and recorded on February 23, 2023.

This is improved property located at: **808 Melpark Court, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19th day of May, 2025

GRANTOR:

Fabrice Picault

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF BROWARD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fabrice Picault, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this ~~19th~~ 16 day of May, 2025.

VLADIMIR GONZALEZ
Notary Public - State of Florida
Commission #HH479459
My Comm. Expires Feb. 24, 2028

Notary Public
My Commission expires FEB 24, 2028

Return to:
Rudy Title & Escrow, LLC
POST RECORDING
608 Shelby Avenue
Nashville, TN 37206