THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551068**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00 Affiant Subscribed and sworn to before me, this 6th day of June, 2025. Notary Public My Commission Expires: 1/4/27

Karen Johnson Davidson County
Batch # 1283149 DEEDWARR
06/09/2025 09:51:41 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20250609-0045003

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
McKenzie Construction, LLC 2520 Eugenia Ave Nashville TN 37211	New Owner	Tax Parcel ID No. 132-01-0-115.00

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 Ann Brumfield, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **McKenzie Construction, LLC, a Tennessee Limited Liability Company**, ("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) 49, as shown on the map entitled Plan of 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 ANN BRUMFIELD, by deed from FORREST WILSON WATTENBARGER, JR., of record in Instrument No. 20190729-0074526, dated July 26, 2019, said Register's Office.

Said property was never the marital residence of Grantor.

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. 132-01-0-115.00.

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

Easement(s) for water rights as set out in instrument of record in Book 1141, page 378, said Register's Office.

This is improved property located at 4013 Outer 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 6th day of June, 2025.

Melissa Ann Brumfield

Melissa Ann Brumfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Ann Brumfield, 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 6th day of June, 2025.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026