Karen Johnson Davidson County
Batch# 1284224 DEEDWARR
06/13/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,548.30
20250613-0046076

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64051
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melissa A. Lockhart Jay P. Lockhart, Jr. 6420 Harding Pike Nashville, TN 37205	First Bank 722 Columbia Ave. Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 12911001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$959,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arthur M. Reuther, Jr. and spouse, Sheila Reuther**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Melissa A. Lockhart and Jay P. Lockhart, Jr., wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1002 on the Plan of West Meade Farms, Inc., Section 6-A of record in Book 2854, page 104, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Arthur M. Reuther, Jr. and spouse, Sheila Reuther, by Warranty Deed from John P. Thompson, individually, and John P. Thompson, Trustee of the Trust under the Will of Martha M. Thompson dated May 18, 2007 and recorded on May 22, 2007, of record in Inst. No. 20070522-0061087, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2854, page 104, said Register's Office, which Plan shows a 75 foot minimum building setback line from Harding Road, also being U.S. 70 S., and 20 foot easement for public utility and drainage purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4758,page 22, said Register's Office; Easement for the flow of a creek over so much of the premises as may lie therein.

This is improved property, known as 6420 Harding Pike, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of June, 2025.

Arthur M. Reuther, Jr. **Sheila Reuther**

State of Tennessee

County of Davidson

On this 11th day of June, 2025, before me the undersigned authority, personally appeared Arthur M. Reuther, Jr. and Sheila Reuther, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $959,000.00.

Affiant

Sworn and subscribed before me this 11th day of June, 2025.

Notary

My Commission Expires: 4.19.2027

CINDY PERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 6-11-2025.

Affiant Signature

6-11-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11 day of June, 2025.

CINDY PERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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