Karen Johnson Davidson County
Batch# 1289897 DEEDWARR
06/25/2025 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20250625-0050062

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00 Affiant Subscribed and sworn to before me, this 23rd day of June, 2025. Notary Public My Commission Expires: 1/14/2026

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/08/2028

WARRANTY DEED

Address New Owner: David Evans and Meredith Evans 525 Clematis Drive, Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 115 06 0 071.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON LEE BATES AND GERALD LEROY BLACK, JR., A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey **DAVID D EVANS A/K/A DAVID EVANS AND MEREDITH A EVANS A/K/A MEREDITH EVANS, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY,** (collectively, "Grantee"), Grantee's 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 No. 17 on the plan of Section Five, West Meade Estates, of record in Plat Book 3106, Page 73, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Lee Bates and Gerald LeRoy Black, Jr., a married couple, as tenants by the entirety by Deed dated March 21, 2023 from Build Nashville LLC, a Tennessee Limited Liability Company, recorded March 21, 2023, in Instrument Number 202303210020438, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **525 Clematis Drive, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 23rd day of June, 2025.

JASON LEE BATES

GERALD LEROY BLACK, JR.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON LEE BATES AND GERALD LEROY BLACK, JR.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of June 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 6/25/2025 (date of document).

Affiant Signature

6/25/225

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

