THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651250** SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,200,000 00. Affiant Subscribed and sworn to before me, this 27th day of June, 2025. Notary Public My Commission Expires

Karen Johnson
Batch # 1292169
07/01/2025 08 29 37 AM
Fees $13 00 Taxes $8,140 00

Davidson County
DEEDWARR
2 pgs

20250701-0051568

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Joseph Birdsong and Mallary Birdsong 3619 Meadow Drive Nashville TN 37215	New Owner	Tax Parcel ID No 117 01 0I 001 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, **John D. Kingston and Allyson L. Dake, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph E. Birdsong and Mallary W. Birdsong, husband and wife**, ("Grantees"), their 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 Unit A, 3617 MEADOW DRIVE, a Horizontal Property Regime with Private Elements, as established by Declaration of Protective Covenants, Conditions, and Restrictions of record in Instrument No 20160524-0052004, in the Register's Office of Davidson County.

Being the same property conveyed to John D Kingston and Allyson L Dake, husband and wife, by Warranty Deed from KMS Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20171030-0110725, in the Register's Office of Davidson County, Tennessee, dated October 17, 2017 and recorded on October 30, 2017

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.

Taxes for the year 2025 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MEADOWLAWN, as recorded in Plat Book 974, Page 35.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20160524-0052004

Charter for 3617 Meadow Drive Owners Association, Inc recorded as Instrument No 20180509-0044653

This is improved property located at 3619 Meadow Drive Nashville TN 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-EV-25-3619

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 27th day of June, 2025

John D. Kingston

Allyson L. Dake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John D. Kingston and Allyson L. Dake, 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 27th day of June, 2025

Notary Public
My Commission Expires: _____

