WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292181 DEEDWARR
07/01/2025 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250701-0051587

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Brady Meyers
Affiant

Subscribed and sworn to me on 06/27/25.

NOTARY PUBLIC

My Commission Expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brady Elizabeth Meyers & Mason Cole Meyers 805 Lischey Ave. Nashville, TN 37207	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	082 07 0 393.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David John Diaz-Barriga and Caroline Elizabeth Diaz-Barriga, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto BRADY ELIZABETH MEYERS AND MASON COLE MEYERS, WIFE AND HUSBAND, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of MILLER'S ADDITION OF EDGEFIELD as of record in Plat Book 57, Page 133, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the East side of Lischey Avenue, or North 4th Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to David John Diaz-Barriga and Caroline Elizabeth Diaz-Barriga, husband and wife, by Warranty Deed from Justin Cutler, an unmarried individual, of record in Instrument No. 20240423-0029193, in the Register's Office of Davidson County, Tennessee, dated April 18, 2024 and recorded on April 23, 2024.

This is improved property known as 805 Lischey Ave., Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and official seal on 06/27/25.

David John Diaz-Barriga

Caroline Elizabeth Diaz-Barriga

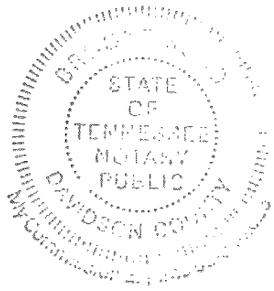
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/27/25, before me personally appeared David John Diaz-Barriga and Caroline Elizabeth Diaz-Barriga, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/27/25.

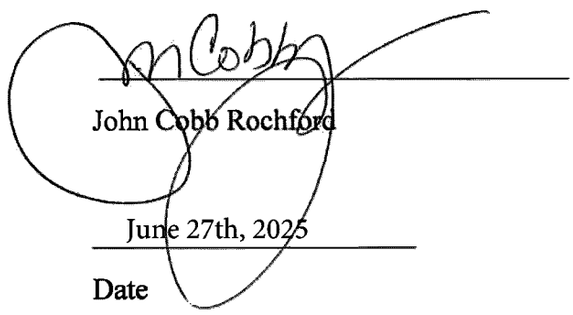
NOTARY PUBLIC

My Commission Expires: 9/8/25



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 27th, 2025.



John Cobb Rochford

June 27th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 27th, 2025.



Brooke Sobo

My commission expires: 9/8/25

