Name and Address of New Owner:
Riley Albert
1108 Cabana Drive
Nashville, TN 37214

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1304383 DEEDWARR
08/01/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $612.11
20250801-0061041

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

**Map & Parcel No: 108-03-0-211.00**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lindsay Blake f/k/a Lindsay Brewster, an unmarried woman, and Wesley Melvin, an unmarried man**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Riley Albert, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 72-B on the Plan of Zone Lot Division of Lots 77 through 81 on the Plan of Patio Villa, Section Four of record in Plat Book 5200, Page 632, as amended in Book 6250, Page 831, 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 Lindsay Brewster, a married woman, and Wesley Melvin, an unmarried man, by Warranty Deed from Kayla Alexander, an unmarried woman, of record in Instrument No. 20201215-0147936 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 15, 2020. Lindsay Brewster having since divorced and now known as Lindsay Blake.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as 1108 Cabana Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 29th day of July, 2025.

Lindsay Blake (SEAL)
Lindsay Blake

Wesley Melvin (SEAL)
Wesley Melvin

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lindsay Blake and Wesley Melvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness ~~my~~ hand and seal this 29th day of July, 2025.

KANDICE EUBANKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Kandice Eubanks
Notary Public
My commission expires: 5/28/28

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,436.03, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of July, 2025.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-25-4106

**Tennessee Certification of Electronic Document**

I, Ashlynn Hengemihle, 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 7-24-25.

Affiant Signature 7-24-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of July, 2025.

Notary Signature

My Commission Expires: 5-4-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON