THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF KNOX) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00 Mary Dana Chamblee-Smith Affiant Mary Dana Chamblee-Smith Subscribed and sworn to before me, this 5th day of November 2025. Notary Public Jamie Faucon My Commission Expires: 02/03/2029

Karen Johnson
Batch # 1342743
11/07/2025 10:28:32 AM
Fees: $13.00 Taxes: $2,960.00
20251107-0088841
Davidson County
DEEDWARR
2 pgs

JAMIE FAUCON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/03/2029
COUNTY OF KNOX

WARRANTY DEED

Address New Owner: Matthew Meehleder and Erica Meehleder 1137 Kirkland Avenue, #A, Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 072-07-0-379

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, **MARY DANA CHAMBLEE-SMITH, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MATTHEW MEEHLEDER AND ERICA MEEHLEDER, HUSBAND AND WIFE** (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. 1 on the Plan of Resubdivision of Lot 38 and the Southerly 10.25 feet of Lot 55, Inglewood Place of record in Plat at Instrument No. 20130826-0089554, 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 Mary Dana Chamblee-Smith, unmarried by Deed dated March 25, 2019 from Jarrod Vestal and Heidi A. Vestal, husband and wife, recorded March 28, 2019, in Instrument Number 201903280028207, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1137 Kirkland Avenue, #A, Nashville, TN 37216**

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 5th day of November, 2025.

Mary Dana Chamblee-Smith

MARY DANA CHAMBLEE-SMITH

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY DANA CHAMBLEE-SMITH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of November, 2025.

JAMIE FAUCON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02/03/2029
COUNTY OF KNOX

Notary Public Jamie Faucon
My Commission Expires: 02/03/2029