WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 470,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2026.

Notary Public

COMMISSION EXPIRES: 11-8-2027

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1402721 DEEDWARR
04/07/2026 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260407-0028039

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan French	Northpointe Bank	096-05-0-005
(NAME)	(NAME)	
218 Cumberland Circle	3333 Deposit Drive Northeast	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Grand Rapids, MI 49546	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nancy Meszaros, an unmarried woamn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan French, a unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of Lot No. 96 on the map of Bluefields, of record in Book 843, page 34, and Lot No. 1, on the Plan of the Resubdivision of part of Lot No. 96, Bluefields, of record in Book 2330, page 119, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Cumberland Circle, said point being the common corners of Lots 1 and 2 on the plan of the re-subdivision of part of Lot 96, Bluefields, as of record in Book 2330, page 119; thence continuing from said margin on Cumberland Circle, southwardly 116 feet; thence northwestwardly 200 feet to a concrete monument at the southwesterly corner of said Lot 1; thence northeastwardly 91.5 feet to the southwest corner of said Lot No. 2; thence eastwardly 168.1 feet to the point of beginning.

Being the same property conveyed to Nancy Meszaros, an unmarried woman by Warranty Deed from Frances E. Foley, unmarried, of record in Instrument No. 20060912-0112934, dated August 25, 2006 and recorded September 12, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **218 Cumberland Circle** **Nashville, TN** **37214**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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 heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, 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 our hands this 2nd day of April, 2026.

Nancy Meszaros

Nancy Meszaros

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Nancy Meszaros,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 2nd day of April, 2026.

Robert L. Scruggs

Notary Public

Commission Expires: 11.8.2028

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV. 8, 2028

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do herby 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 the law of this the 2nd day of April, 2026.

Robert L. Scruggs, Affiant — 04/02/2026 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 2nd day of April, 2026.

Notary's Signature

My Commission Expires: **07/02/2029**

