RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1422775 DEEDWARR
05/20/2026 10:34:53 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20260520-0045449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Comm. Expires May 28, 2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Richardson	Same as New owner	
(NAME)	(NAME)	115-10-0-007.00
6512 Brownlee Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **MELIND NEW, AS TRUSTEE OF THE MELINDA NEW LIVING TRUST DATED JUNE 23, 2025**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT RICHARDSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 125 on the Plan of West Meade Estates, Section 2, of record in Plat Book 2900, page 118, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melinda S. New, Unmarried by Warranty Deed from Inge Morrison, Unmarried, and Dina Morrison, Unmarried of record in Instrument No. 20110902-0068340 Register's Office for Davidson County, Tennessee, dated September 01, 2011 and recorded on September 02, 2011.

Being the same property conveyed to Melinda New, as Trustee of The Melinda New Living Trust dated June 23, 2025 by Quitclaim Deed from Melinda S. New, unmarried of record in Instrument No. 20250627-0050691 Register's Office for Davidson County, Tennessee, dated June 23, 2025 and recorded on June 27, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6512 Brownlee Dr, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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.

JW2026-475

Witness my hand this 15th day of May, 2026

THE MELINDA NEW LIVING TRUST DATED JUNE 23, 2025

BY: _____

MELINDA NEW, GRANTOR AND TRUSTEE

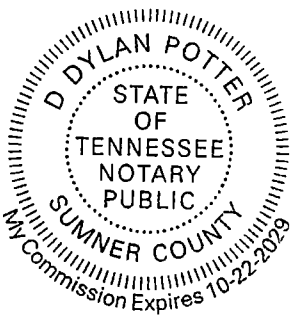
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Melinda New with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Melinda New Living Trust Dated June 23, 2025, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Melinda New Living Trust Dated June 23, 2025.

Witness my hand and official seal this 15th day of May, 2026.

Commission expires:



_____

Notary Public

JW2026-475