WARRANTY DEED

Karen Johnson Davidson County
Batch# 1459015 DEEDWARR
08/12/2026 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260812-0074655

File No. TN-07-202625784

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 11-21-2027 (AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Orchard Title, LLC, 7000 Central Parkway, Suite 1100, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Genaro Chavez-Ayala and Georgina Chavez	Genaro Chavez-Ayala and Georgina Chavez	
(NAME)	(NAME)	
3325 Country Ridge Dr (ADDRESS)	Property Address (ADDRESS)	150-07-0-345
Antioch, TN 37013		
(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/we, **Harold C. Meacham, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Genaro Chavez-Ayala and Georgina Chavez, husband and wife, HEREINAFTER CALLED THE GRANTEE, 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. 281, SECTION SIX-B, ON THE PLAN OF THE COUNTRY, AS OF RECORD IN PLAT BOOK 5200, PAGE 741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE LEGAL DESCRIPTION.

Being the same property conveyed to Harold C. Meacham by Deed dated November 28, 2011 from Vanessa E. Meacham and Harold C. Meacham, IV, wife and husband, recorded December 16, 2011, in Instrument Number 20111216-0098335, in the Official Records of Davidson County, Tennessee.

Being the same property previously conveyed to Vanessa E. Meacham and Harold C. Meacham, IV, wife and husband by Deed dated April 11, 2007 from Robert K. Clark and wife, Maxine T. Clark recorded April 18, 2007, in Instrument Number 20070418-0046288, in the Official Records of Davidson County, Tennessee.

This is property more commonly known as 3325 Country Ridge Dr, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this ~~7th~~ GLA JM day of August, 2026.

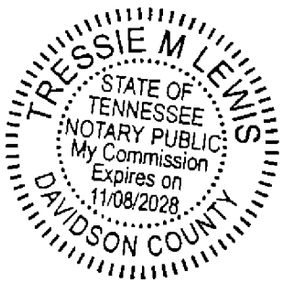
Harold C. Meacham

STATE OF TENNESSEE
COUNTY OF Davidson

On this ~~7th~~ GLA JM day of August, 2026, before me personally appeared Harold C. Meacham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~7th~~ GLA JM day of August, 2026.

Notary Signature
My commission expires: 11/08/2028



Certificate of Authenticity

I, Holly A Mason, 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 8/7/26.

Holly A Mason
Affiant Signature

8/7/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 7 day of August, 2026

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028