PICK-UP

B6464

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/04 14:04 2pgs
Fees:13.00 Taxes:29.60

20041117-0138170

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $8,000.00.

Affiant

Subscribed and sworn to before me this 18th day of October, 2004

Notary Public
My Commission expires: My Commission Expires JULY 21, 2007
(Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Edward Meek	SAME	072-10-0-322.00
1628 Chase Street		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Solution Home Buyers, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edward Meek**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 43 on the plan of Charles Y. Coggins First Addition to Nashville, of record in Book 421, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Solution Home Buyers, Inc., by deed from Royalty Properties, LLC, on October 12, 2004, of record in Instrument Number 20041012-0122927, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **1628 Chase Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the 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.

WITNESS our hands this October 18, 2004.

Solution Home Buyers, Inc.

BY: PRESIDENT

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of October, 2024, before me, appeared Sean Queen, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Southern Home Buyers, LLC, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Sean Queen, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

NOTARY PUBLIC

My Commission Expires: