Karen Johnson Davidson County
Batch# 213019 DEEDWARR
04/02/2019 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20190402-0029877

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 2, 2022~~ 12/10/2019

(AFFIX SEAL)

DAWN THOMPSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHAWN MEEHAN	SAME	091-11-0-278.00
(NAME) 4910 ATWOOD DRIVE	(NAME)	
(ADDRESS) NASHVILLE, TN 37220-1201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WILDA JUNE KIRKPATRICK, CARL E. WEATHERLY, JR., WANDA STORY, AND GLORIA SHOPE, BEING DEVISEES UNDER THE LAST WILL AND TESTAMENT OF MILDRED L. WILLIAMS, AND CARL E. WEATHERLY, JR., SHEILA PILLOW, RONNIE WEATHERLY, AND SAMMIE JOYCE VANATTA, BEING THE HEIRS AT LAW OF ERNESTINE WEATHERLY, DECEASED DEVISEE, UNDER THE LAST WILL AND TESTAMENT OF MILDRED L. WILLIAMS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN MEEHAN, MARRIED,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND/OR 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 Nos. 20 and 22 of Block 97 of Plan No. 1 West Nashville, which is of record in the Register's Office for Davidson County, Tennessee in Plan Book 57, pages 74 and 75.

Said Lots Nos. 20 and 22 join and front together 50 feet on the West side of Eighth Street, now 49th Avenue, and extend back Westwardly between parallel lines 160 feet to an alley 25 feet wide.

Being the same property conveyed to S. N. Williams and wife, Mildred Lucile Williams, from Maude Hooper Cullum, Morgan G. Hooper, and J. B. Cox, James Watkins Cox, Eva Cox Pearson, Vera Mai Cox, Elizabeth Cox Parton, Benjamin Gordon Cox, Jerry Cox, William Jordon Cox, and Allison Cox, all surviving heirs of Hettie Hooper Cox, being the sole surviving heirs of J. N. Hooper, deceased, by deed dated February 3, 1941 of record in Book 1151, page 649, said Register's Office. The said S.N. Williams having predeceased Mildred Lucile Williams and the said Mildred Lucile Williams (being one and the same as Mildred Lucille Williams and Mildred L. Williams) having since died September 8, 2003, testate. The Last Will and Testament of Mildred L. Williams having been admitted to Probate for Muniment of Title in Volume 5563, page 1370970, Docket No. 04P-68, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, and of record as Instrument No. 20040120-0007560, said Register's Office, devised said real property to the Grantors herein. The Devisee, Ernestine Weatherly (a/k/a Dorothy Ernestine Weatherly) having since died January 11, 2018, leaving as her sole heirs at law, Carl E. Weatherly, Jr., Sheila Pillow, Ronnie Weatherly, and Sammie Joyce Vanatta. See Affidavit of Heirship of record in Instrument No. 20180927-0095808, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 57, pages 74 and 75, and any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Sheila Pillow of record as Instrument No. 201904020029875, and Limited Power of Attorney for Sammie Joyce Vanatta of record as Instrument No. 201904020029876, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 609 49th AVENUE NORTH, NASHVILLE, TN 37209
(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; 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 our hands this 29 day of March, 2019.

CARL E. WEATHERLY, JR.

WILDA JUNE KIRKPATRICK

RONNIE WEATHERLY

WANDA STORY

SAMMIE JOYCE VANATTA
By: Carl E. Weatherly, Jr., her Attorney in Fact

GLORIA SHOPE

SHEILA PILLOW
By: Carl E. Weatherly, Jr., her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **CARL E. WEATHERLY, JR., WILDA JUNE KIRKPATRICK, RONNIE WEATHERLY, WANDA STORY, AND GLORIA SHOPE,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of March, 2019.

My Commission Expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARL E. WEATHERLY, JR., ATTORNEY IN FACT FOR SHEILA PILLOW AND SAMMIE JOYCE VANATTA,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **SHEILA PILLOW AND SAMMIE JOYCE VANATTA,** and who acknowledged that he executed the same as the free act and deed of **SHEILA PILLOW AND SAMMIE JOYCE VANATTA.**

Witness my hand and official seal at Nashville, Tennessee this 29 day of March, 2019.

My Commission expires: **May 2, 2022.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019

Notary's Seal (If on paper)