(2)

Karen Johnson Davidson County
Batch# 278288 DEEDWARR
09/03/2019 09:52:05 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20190903-0088257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Alexis M. Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2019.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shawn Meehan 4004 Hillsboro Pike, Suite 216B Nashville, TN 37215	NEW OWNER	08315011000

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Billy Duke Spear, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Shawn Meehan, a married man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128, on the plan of SECTION TWO ADDITION ONE FORTLAND PARK, as shown on plat of record in Book 2854, Page 85, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Leslie L. Spear and wife, Elfry T. Spear by Warranty Deed dated 09/22/1960, from James P. Dalton and wife, Dorothy G. Dalton, of record in Book 3134, Page 186, Register's Office for Davidson County, Tennessee.

The said Leslie L. Spear died on 12/24/1988, leaving the said Elfry T. Spear the sole surviving tenant by the entirety.

The said Elfry T. Spear died testate on 06/18/1995, devising subject property to Dean Thompson Spear and Billy Duke Spear, as evidenced in File No. 95P1117, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Dean Thompson Spear having since died on 11/13/2018. Pursuant to Affidavit of Heirship recorded in Instrument No. 20190903-0088256, the property is now vested in Billy Duke Spear as the only heir-at-law of Dean Thompson Spear.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 205 Noonan Ct., Nashville, TN 37206

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(s) this the 27th day of August, 2019.

Billy Duke Spear

Billy Duke Spear

STATE OF ARIZONA

COUNTY OF Maricopa

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Billy Duke Spear with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of August, 2019.

Alana K Edwards

Notary Public

My Commission Expires: 10/16/22

(SEAL)

ALANA K EDWARDS
Notary Public - Arizona
Maricopa County
Commission # 552727
My Comm. Expires Oct 16, 2022