Karen Johnson Davidson County
Batch# 317004 DEEDWARR
11/18/2019 01:53:42 PM 2 pgs
Fees: $13.00 Taxes: $2,108.63
20191118-0118734

	STATE OF TENNESSEE **COUNTY OF** DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $569,900.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2019. Notary Public My commission expires:
(Notary Stamp)	KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8C-19-5210A

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katherine Hewson and Allen Hewson	new owners	**091-11-0-143.00**
5210A Indiana Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Dennis M. Meehan, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Allen Hewson and Katherine Hewson, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1117, Block 160 on the Plan of West Nashville 1, which is plan of record in Book, 57 Page 74 and 75, R.O.D.C. Tennessee. Said lot fronts 25 feet on Indian Avenue and running back 150 feet to an alley. Also shown on Map and assigned Parcel Number 91-11-144 and Field Book Number 12W-11265.

Being a portion of the same property conveyed to Sam David Jones and wife Mary Ann Jones by Installment deed from LSMS Land and Investment Corporation, a Tennessee corporation of record in Book 5799, page 168 Register's Office for Davidson County, Tennessee, dated August 31, 1981 and recorded on September 28, 1981.

Being a portion of the same property conveyed to Dennis M. Meehan married by Warranty deed from Mary Ann Jones, widow of record in Instrument No. 20190502-0040761 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019.

Being a portion of the same property conveyed to Dennis M. Meehan, married by Quitclaim deed from Dennis M. Meehan, married of record in Instrument No. 20190502-0040762 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019. This is considered investment property and is not nor has ever been the marital residence of the Grantor, therefore the spouse of the Grantor is not required to join in the execution of this instrument.

Plat Book 57, Page 74 and 75 being erroneously omitted in the legal description of prior deeds of record as instrument number 20190502-0040762 and 20190502-0040761, said register's office.

This is **improved** property known as **5210A Indiana Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of November, 2019.

Dennis M. Meehan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dennis M. Meehan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 15th day of November, 2019.

Notary Public
My Commission Expires: ~~10-23-21~~ 10-23-21



SolomonParks File No. 19-000270-528

SP 11/2015