(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2019. Notary Public My commission expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 327529 **DEEDWARR**
12/10/2019 02:09:47 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20191210-0127381

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
Shawn Meehan	Shawn Meehan	**072-09-0-201.00**
915 & 917 Delmas Avenue	4004 Hillsboro Pk Ste 216B	
Nashville, TN 37216	Nashville TN 37215	

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,

Pearl Properties LLC, A Tennessee Limited Liability Corporation

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

Shawn Meehan, A Married Man

(hereinafter called the "Grantee"), his 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 the Westerly 50 feet of Lot No. 18 and the Easterly part of Lot No. 19 on the Plat of East Hill Addition of record in Plat Book 332, Page 33, Register's Office for said County, described according to survey made by John B. Kohl, III, as follows:

Said Parts of Lots 18 and 19 front together 90.1 feet on the Northerly margin of West Delmas Avenue and extends back 191 feet on the Easterly line and 191 feet, more of less on the westerly line, to a line on the rear on which it measures 92.2 feet.

Less and Excepting that portion conveyed to Mattie E. Cartwright in Deed Instrument No. 20180831-0086468, more formally described as:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KD-19-000915

SP 11/2015

Being the west 50 feet of Lot No. 18 in Bransford Realty Company's East Hill Subdivision of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee; Said lot fronts 50 feet on the North side of Delmas Avenue, and runs back 191 feet to a line.

NOTE: This would leave approximately 40.1 feet being the Easterly portion of Lot 19 - See Assessor Aerial map. Grantor on vesting deed retained 917 Delmas, per Quitclaim that erroneously states 915 Delmas. This conveyance ALSO goes through the middle of the dwelling on the property.

Being a portion of the same property conveyed to Ronald E. Cartwright and wife, Mattie E. Cartwright by Warranty deed from R. Hart Sullivan and wife, Ada Sullivan of record in Book 5254, page 664, Register's Office for Davidson County, Tennessee, dated February 17, 1978 and recorded on February 21, 1978. (Value or consideration shown in aforementioned deed $27,500.00.) The said Ronald E. Cartwright having since passed on January 19, 2008, leaving Mattie E. Cartwright as sole tenant by the entirety. This property is one and the same as Tract 1 of the property legal description.

Being a portion of the same property conveyed to Mattie E. Cartwright, unmarried by Quitclaim deed from Mattie E. Cartwright, unmarried of record in Instrument No. 20180831-0086468 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 31, 2018. (Value of consideration shown in aforementioned deed $0.00.) This property as part of Tract One and the same as Tract Two of the legal description.

Being a portion of the same property conveyed to Pearl Properties, LLC, a Tennessee limited liability company by Warranty deed from Mattie E. Cartwright, unmarried of record in Instrument No. 20181120-0114257 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 20, 2018. (Value of consideration shown in aforementioned deed $328,000.00.) Being also known as 915 Delmas Avenue Nashville, Tennessee 37216.

This is improved known as **915 & 917 Delmas Avenue, Nashville, TN 37216.**

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 Grantee, his heirs and assigns, forever.

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

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** 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 Grantee, his 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 5th day of December, 2019.

Pearl Properties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, P. Thomas Rothrauff, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and Member/Manager of Pearl Properties, LLC, the within named bargainor, A Tennessee limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therin contained by signing the name of the limited liability company by himself as President and Member/Manger.

Witness my hand and official seal this 5th day of December, 2019.

Notary Public
My Commission Expires: May 9, 2021

SolomonParks File No. 19-000157-528

