WARRANTY DEED

Karen Johnson Davidson County
Batch# 340054 DEEDWARR
01/07/2020 03:13:36 PM 2 pgs
Fees: $13.00 Taxes: $407.00

20200107-0002282

O-KQ-19-327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shawn Meehan	**New Owner**	
(NAME)	(NAME)	**071-11-0-187.01**
4004 Hillsboro Pike, Suite 216B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LES A. LAZARUS AND MARY M. LAZARUS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAWN MEEHAN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the west half of Lot No. 27 on the Plan of Trinity Heights, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 50 feet on the north side of Gatewood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Shirley J. Overton by Warranty Deed from James E. Baxter and wife, Fanny Yvonne Baxter, of record in Book 6311, Page 287, Register's Office for Davidson County, Tennessee, dated May 30, 1984 and recorded on June 07, 1984.

The said Shirley J. Overton having since died October 29, 2007 and by Affidavit of Heirship of record on October 03, 2019 in Instrument No. 20191003-0101422, Lakisha Johnson, Jarrell Harris, Jerry Harris, Jr. and Jerry Harris, Sr. are shown as the only heirs-at-law of Shirley J. Overton.

Being the same property purchased by Les A. Lazarus and Mary M. Frizzell by Amended Final Decree Confirming Sale of 2013 taxpayers (Estate & Heirs of Overton, Shirley) recorded on July 28, 2017 of record in Instrument No. 20170728-0076834, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Les A. Lazarus and Mary M. Frizzell by Quitclaim deed from Lakisha Johnson, unmarried, Jerry Harris, Jr., Married, Jarell Harris, unmarried, and Jerry Harris, Sr., unmarried of record in Instrument No. 20191004-0101910 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on October 04, 2019.

This conveyance is subject to:
- Taxes for the year 2020, not yet due and payable;
- Subject to all matters shown on the Plan of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee;
- No insurance is offered to title to that portion of the premises embraced within the bounds of any alleys, roads, streets or highways;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **327 Gatewood Ave, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd DAY OF JANUARY, 2020.

Les A. Lazarus

Mary M. Lazarus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LES A. LAZARUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY M. LAZARUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212