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Karen Johnson Davidson County
Batch# 417328 **DEEDWARR**
06/17/2020 10:54:46 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20200617-0062956

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

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)
Jeremy Edward Meriwether and Melissa Ann Meriwether 1028 Beech Tree Lane Brentwood, TN 37027	NEW OWNER	171-08-0A-035.00

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, **Karen L. Davidson, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jeremy Edward Meriwether and Melissa Ann Meriwether, husband and wife,** 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. 35 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in this conveyance is a perpetual easement for Driveway purposes contained in the deed of record in Book 8201, Page 758, Registered Office of Davidson County, Tennessee.

Being the same property conveyed to Phillip L. Davidson and wife, Karen L. Davidson by Warranty Deed from Radnor Homes, Inc, dated 11/15/1990 and recorded 11/16/1990, of record in Book 8239, Page 279, Register's Office for Davidson County, Tennessee. The said Phillip L. Davidson having died on September 19, 2019 leaving the property vested solely in Karen L. Davidson.

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: 1028 Beech Tree Lane, Brentwood, TN 37027

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 15th day of June, 2020.

Karen L. Davidson

Karen L. Davidson

STATE OF TENNESSEE

COUNTY OF Knox

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen L. Davidson 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 15th of June, 2020.

Cecilia A. Hardy

Notary Public

My Commission Expires: 6-30-2021

(SEAL)

CECILIA A. HARDY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY