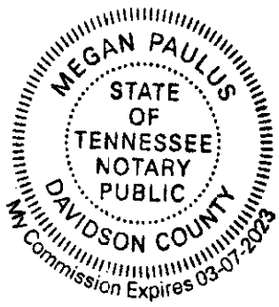
WARRANTY DEED  	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $508,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2020. Notary Public MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 432093 **DEEDWARR**
07/07/2020 02:54:15 PM 2 pgs
Fees: $13.00 Taxes: $1,879.60

20200707-0073301

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)
Weston Kenney and Kelly Kenney 109 C Creighton Avenue Nashville, TN 37206	New Owners	083-03-0-362.00

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, **Melissa Ann Shaver now known as Melissa Ann Meriwether and husband, Jeremy Edward Meriwether**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Weston Kenney and Kelly Kenney, 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. 1 on the Plan of Final Plat of Minor Subdivision, 109 Creighton Avenue, of record in Instrument No. 20140602-0047404, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa Ann Shaver, a single person, and Jeremy Edward Meriwether, tenants in common, with rights of survivorship by Warranty Deed from Tyler Bruback and Ashley Bruback, husband and wife, dated 10/23/2017 and recorded 10/24/2017, of record in Instrument 201710240108876, Register's Office for Davidson County, Tennessee.

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: 109 C Creighton Avenue, Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RBR 201090

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 1st day of July, 2020.

Melissa Ann Meriwether

Jeremy Edward Meriwether

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Melissa Ann Meriwether and Jeremy Edward Meriwether 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 1st of July, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

