Karen Johnson Davidson County
Batch# 449598 **DEEDWARR**
08/04/2020 01:48:54 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20200804-0086256

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2020.

Notary Public

My commission expires:

STEPHANIE DOMINGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Karl Randall Willadsen	new owners	**172-12-0D-583.00-CO**
6901 Lenox Village Dr. #309		
Nashville, TN 37211		

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,

Laura E. Trout Meadows, also known as Laura Elizabeth Meadows, widowed

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

Karl Randall Willadsen, a single 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:

BEING Unit No. I-309 of Building I (Regent Building) as set forth in the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development annexing additional property to the Town Center Homes, a Horizontal Property Regime (Phase II of Lot 2, Section 1, more commonly referred to as Building I or the Regent Building), a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080326-0030439 in the Register's Office for Davidson County, Tennessee; said unit also being part of Exhibit "B" to said Supplement to Declaration, of record as Instrument No. 20080326-0030438 and Instrument No. 20080326-0030439, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SS-VEES-20690

BEING the same property conveyed to Jeremiah G. Meadows, Jr. and Laura E. Trout Meadows, husband and wife by Warranty deed from Spencer C. Patton, a married man of record as Instrument No. 20160921-0099511, Register's Office for Davidson County, Tennessee; the said Jeremiah G. Meadows, Jr., having since died on March 7, 2019, leaving the said Laura E. Trout Meadows as the sole owner of the subject property; the said Laura E. Trout Meadows is one and the same as, and is also known as Laura Elizabeth Meadows.

This is improved property known as **6901 Lenox Village Dr. #309, Nashville, TN 37211.**

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.

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 30 day of July, 2020.

Laura E Trout Meadows aka Laura Elizabeth Meadows by Laura Lea Meadows, Attorney In Fact
Laura E. Trout Meadows aka Laura Elizabeth Meadows
By Laura Lea Meadows, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Laura Lea Meadows, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Laura E. Trout Meadows, also known as Laura Elizabeth Meadows, and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Laura E. Trout Meadows, also known as Laura Elizabeth Meadows.

Witness my hand and official seal this 30 day of July, 2020.

Notary Public
My Commission Expires: 8.20.2023
SolomonParks File No. 20-000164-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON