Karen Johnson Davidson County
Batch# 469047 DEEDWARR
09/03/2020 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20200903-0100249

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1796TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00.

Kirsten Verder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2020.

Notary Public
Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Equity Trust Co. Custodian fbo Edward W Meek, IRA 1246 Old Dickerson Pike Goodlettsville, TN 37072	New Owner	033-00-0-070.01

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mike J. Urquhart, Administrator of the Estate of Alfred C. Diviney, Sr.**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Equity Trust Co. Custodian fbo Edward W Meek, IRA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 1246 Old Dickerson Pike, Goodlettsville, TN 37072, County of Davidson

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated August 4, 1954, by John M. Sullivan, Surveyor, as follows:

Beginning at a point 300 feet from the southeasterly corner of the Joe H. Cole property, said point being on the margin of the Joe H. Cole property and the Truck City, Inc., property; thence 280 feet to a point on the southerly line of the J.W. Ragan property; thence along the said Ragan southerly line, North 87 degrees 3 minutes West, 168 feet to a point on the easterly margin of Old Dickerson Road; thence along the said margin of said road, South 21 degrees 16 minutes West, 557.7 feet to a point at the northwesterly corner of the Carroll property; thence South 69 degrees 39 minutes East, 94.7 feet to a point on the northerly margin of the Carroll property, said point being 355 feet from the northwest margin of Dickerson Pike; thence northeasterly 486 feet to the point of beginning.

Being the same property conveyed to Alfred C. Diviney, Sr., by Installment Deed from Truck City, Inc., dated 11/14/2011 and recorded 11/15/2011 in Instrument No. 20111115-0089279, Register's Office for Davidson County, Tennessee. The said Alfred C. Diviney, Sr. is deceased as of 07/18/2015. Mike J. Urquhart appointed as Administrator of the Estate of Alfred C. Diviney, Sr. (Probate Case No. 15P-1234). See attached Exhibit "A"

Tax Map and Parcel ID: 033-00-0-070.01

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1246 Old Dickerson Pike, Goodlettsville, TN 37072

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 unemcumbered, 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 hand this 31st day of July, 2020.

Mike J. Urquhart, Administrator of the Estate of Alfred C. Diviney, Sr.

BY: _____

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name **Mike J. Urquhart, Administrator of the Estate of Alfred C. Diviney, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of July, 2020.

_____
Notary Public at Large
My commission expires: 03/07/2023

True Copy Certification

I, **Jessie Castleman,** do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessie Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Emily Matheney** a notary public for this county and state, **Jessie Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Emily Matheney
My Commission Expires: 03/07/2023

SEAL