Warranty Deed

Karen Johnson Davidson County Batch# 469853 DEEDWARR 09/03/2020 02:39:56 PM 2 pgs Fees: $13.00 Taxes: $1,561.40 20200903-0100898	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $423,000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2020. Notary Public My commission expires:

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lizelle Holstein Jeffery James Holstein	new owners	071-11-0-263.00
1415 Stainback Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN MEEKS, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIZELLE HOLSTEIN AND JEFFERY JAMES HOLSTEIN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Highland Hills Subdivision of record in Plat Book 1130, Page 40, in the Register's Office for Davidson County.

Said Lot No. 10 fronts 50 feet on the east side of Stainback Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Bennie Chamers and wife, Katheryn G. Chambers by Warranty deed from Billy D. Shoulders and wife, Mary Ann Shoulders of record in Book 4756, page 489, Register's Office for Davidson County, Tennessee, dated October 12, 1973 and recorded on October 17, 1973.

Being the same property conveyed to Richard P. Baltz Trustee by Quitclaim Deed from Katheryn G. Chambers (Bennie Chambers being deceased) of record in Book 7327, page 725 Register's Office for Davidson County, Tennessee, dated August 17, 1987 and recorded on August 18, 1987 and within the same deed the said Richard P. Baltz, Trustee conveyed his interest in the subject property to Katheryn G. Chambers and Bozie Greer, as tenants in common with the right of survivorship.

Being the same property conveyed to Justin Meeks by Warranty deed from Bozie Greer, a married man of record in Instrument No. 20191114-0117558 Register's Office for Davidson County, Tennessee, dated November 13, 2019 and recorded on November 14, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GMS-201415

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1415 Stainback Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2020.

Justin Meeks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 31st day of August, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022