This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 474499 DEEDWARR
09/14/2020 08:30:16 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20200914-0104158

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, WE, **ERIC ALLISON**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY MEADOWS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 254 ON THE PLAN OF MADISON PARK, SECTION 8, OF RECORD IN BOOK 4300, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 254, BEING A CORNER LOT, FRONTS 92.3 FEET ON THE SOUTHERLY MARGIN OF BECKLEA DRIVE AND 75 FEET ON THE WESTERLY MARGIN OF MAY DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE OF 39.27 FEET; AND EXTENDS BACK 117.28 FEET ON THE SOUTHERLY LINE AND 100 FEET ON THE WESTERLY LINE, TO A POINT.

BEING THE SAME PROPERTY CONVEYED TO ERIC ALLISON BY WARRANTY DEED FROM WO SFR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON MARCH 2, 2020, OF RECORD IN INSTRUMENT NO. 20200302-0023095, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 185 BECKLEA DRIVE, MADISON, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 8th day of Sept., 2020.

ERIC ALLISON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Eric Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of Sept., 2020.

NOTARY PUBLIC
My commission expires: 12-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$279,900.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2020.

NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
Kathy Meadows
908 West Cynthia Trail
Goodlettsville, TN 37072

Send Tax Bills To: Kathy Meadows
~~Same as above~~ 908 West Cynthia Trail
Goodlettsville, TN 37072

MAP/PARCEL: 043-10-0/095.00