THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829745**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,900.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2020. Notary Public My Commission Expires: 3/7/23

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

Karen Johnson
Batch# 489591
10/05/2020 02:58:02 PM
Fees: $13.00 Taxes: $2,219.63

Davidson County
DEEDWARR
2 pgs

20201005-0115164

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rhett Wiseman 3325B Felicia Street Nashville TN 37209	New Owner	Tax Parcel ID No. 092 09 3L 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn Meehan, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rhett Wiseman, single,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B on the Declaration of Covenants, Conditions and Restrictions for Homes at 3325 Felicia Street, a horizontal property regime with private elements recorded at Instrument No. 20190507-0042667, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Shawn Meehan, married, by Warranty Deed from Ruby L. Pegram, unmarried, and Beverly Newsom-Frazier, unmarried, of record in Instrument No. 20190501-0040594, in the Register's Office of Davidson County, Tennessee, dated April 26, 2019 and recorded on May 01, 2019. Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF THE WILCOX PROPERTY, as recorded in Plat Book 421, Page 42.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190507-0042667.

This is improved property located at 3325B Felicia Street Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

return to
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
FILE REFERENCE: G VRES 20 3325B

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2020.

Shawn Meehan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn Meehan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2020.

Notary Public
My Commission Expires: _____

