WARRANTY DEED

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF ~~OCTOBER~~, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 500058 **DEEDWARR**
10/22/2020 08:39:31 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20201022-0122586

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-092020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Weikert	New owner	
(NAME)	(NAME)	
705 Ries Avenue		091-05-0-040.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($625,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MERIDIAN CONSTRUCTION COMPANY, LLC, HEREINAFTER CALLED THE GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY WEIKERT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, 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. 53 on the Plan of Moss-Wood Subdivision of record in Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 53 fronts 50 feet on the Westerly side of Ries Avenue and runs back between parallel lines 140 feet to a dead line.

Being a portion of the same property conveyed to Meridian Construction Company LLC by Warranty deed from Rhonda J. West, Successor Trustee of The Mangrum Family Living Trust dated September 26, 2007 of record in Instrument No. 20190520-0047208 Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 20, 2019.

Being the same property conveyed to Shane Teeters and Amy Teeters, husband and wife by Quitclaim deed from Meridian Construction Company LLC of record in Instrument No. 20190801-0076331 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on August 01, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Meridian Construction Company LLC, by Quitclaim deed from Shane Teeters and Amy Teeters, husband and wife of record in Instrument No. 20200131-0011747 Register's Office for Davidson County, Tennessee, dated January 18, 2020 and recorded on January 31, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 705 Ries Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 unencumbered, 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/our hand(s) this the 14th day of October, 2020

Meridian Construction Company, LLC

BY:_____
Amy H. Teeters
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of October, 2020, before me personally appeared Amy H. Teeters, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Meridian Construction Company, LLC, the within named bargainor, a limited liability company, and that he/she as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of October, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON