Karen Johnson Davidson County
Batch# 515519 DEEDWARR
11/12/2020 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,253.30
20201112-0133649

WARRANTY DEED

JULIE BAILEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2020.

Julie Baily
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chandler Howell and Jennifer Howell	Churchill Mortgage Corporation	Parcel ID: 07115014300
(NAME)	(NAME)	
1401 Meridian Street	1749 Mallory Lane #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Todd Altic and Michelle Meere, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chandler Howell and Jennifer Howell, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lots 380, 381, and 382 Highland Land Company, of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Todd Altic and Michelle Meere, husband and wife, by Warranty Deed from Lorenzo D. Wright, by deed dated July 6, 2020, filed of record on July 10, 2020, of record in Instrument No. 20200710-0075557, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lorenzo D. Wright, married by Warranty Deed from The CIT Group/Consumer Finance, Inc. dated March 3, 2004 and recorded March 3, 2004, at Instrument No. 200403030024133, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1401 Meridian Street, Nashville, TN 37207

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 our hands this 9th day of November 2020

Todd Altic

Michelle Meere

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Matthew C. Pietsch, a Notary Public in and for said County and State aforesaid, do certify that Todd Altic and Michelle Meere, husband and wife, whose name is signed to the writing above, bearing date on the 9th of November, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of Todd Altic and Michelle Meere.

Given under my hand this the 9th day of November, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

