Karen Johnson Davidson County
Batch# 518193 DEEDWARR
11/18/2020 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20201118-0135721

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61461
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathryn Irene Meeks Justin Allen Meeks 479 Hogan Road Nashville, TN 37220	AMERIS BANK 3500 PIEDMONT RD NE, STE 105 ATLANTA, GA 30305

TAX MAP PARCEL NUMBERS: 14616002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$422,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul A. Fuchs and Alexis Braun, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kathryn Irene Meeks and Justin Allen Meeks, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Brentwood Hall, Section IV, of record in Book 2083, page 90, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Paul A. Fuchs and Alexis Braun, joint tenants with right of survivorship, by Warranty Deed from Patrick D. Noon and Amy S. Noon, husband and wife, dated May 11, 2016 and recorded on May 13, 2016, of record in Inst. No. 20160513-0048106, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083, page 90, said Register's Office, which Plan shows a 60, foot minimum building setback line from Hogan Road, and 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6434, page 886, said Register's Office.

This is improved property, known as 479 Hogan Road, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of November, 2020.

Paul A. Fuchs

Alexis Braun

State of Tennessee

County of Davidson

On this 13th day of November, 2020, before me the undersigned authority, personally appeared Paul A. Fuchs and Alexis Braun, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

KRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $422,000.00.

Affiant

Sworn and subscribed before me this 13th day of November, 2020.

Notary

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

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

