Karen Johnson Davidson County
Batch# 531398 DEEDWARR
12/11/2020 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $893.55
20201211-0145904

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose Garcia Escobedo	SWBC	02100007700
(NAME)	(NAME)	
6309 Clarksville Pike	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged,we **Billy Meeks and Keith Van Hoosier and Mickey Meeks, devisees for the Estate of Henry B. Meeks** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jose Garcia Escobedo** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: A married man

A tract of land located in Davidson County, Tennessee, described as follows:

Beginning in the center of Highway No. 112 at the Northwest corner of the property conveyed to A.G. Caldwell and wife, by deed from John C. Chambliss and wife, of record in Book 982, Page 386, Register's Office for said County; thence with Caldwell's westerly line, southwardly 294 fored Sycamore; thence South 16 degrees West 227 feet to Caldwell's Southwest corner; thence North 73-1/2 degrees west 64 feet to a fence post; thence South 28-1/2 degrees West 225 feet to Baxter's northeasterly line; thence with his northeasterly line; North 30-1/2 degrees West 677 feet to Babb's easterly line; thence with Babb's easterly line, North 21 degrees East 403 feet to center of said Highway; thence with the center of said highway, South 71-1/2 degrees East 524.5 feet to the beginning, containing 9.44 acres, more or less.

Said land is conveyed subject to a right of way described in a deed of record in Book 6892, Page 890, and to a gas transmission line easement of record in Book 1300 Page 573, Register's Office for, Davidson County, Tennessee.

INCLUDED in the foregoing described tract is a 1.68 acre tract of land conveyed to Howard A. Babb by deed of record in Book 6823, Page 205, Register's office for Davidson County, Tennessee and reconveyed by deed of record in Book 8984, Page 460, Register's Office for Davidson County , Tennessee.

EXCLUSIONS - Included in the foregoing described land but excluded from conveyance is the land conveyed to the State of Tennessee in Book 3959, Page 207, Register's Office for Davidson County, Tennessee, and the following described land conveyed by deed of record in Book 10214, Page 107, Register's Office for Davidson County, Tennessee, to wit:

Beginning at an iron pin in the southerly margin of U.S. Highway 41 A said point being the northeast corner of the property conveyed to Jack R. Jarrard and D.E. Wilson as recorded in Deed Book 6790, Page 865, Register's Office for Davidson County, Tennessee and the northwest corner of the property conveyed to A.G. Putman as recorded in Deed Book 6085, Page 884, Register's Office for Davidson County, Tennessee, thence with the common line between Jarrard and Putman South 15 degrees 09 minutes 40 seconds West 2060.05 feet, then South 09 degrees 09 minutes 03 seconds West 228.31 feet, thence South 43 degrees 48 minutes 30 seconds West 64.00 feet, thence South 23 degrees 19 minutes 57 seconds West 204.96 feet, thence North 30 degrees 15 minutes 00 seconds West 128.00 feet, thence North 22 degrees 49 minutes 43 seconds East 703.26 feet to an iron pin in the southerly margin of U.S. 41A directly opposite the intersection of Chambliss Road, thence with the southerly right of way South 67 degrees 05 minutes 50 seconds East 117.82 feet to the point of beginning, all corners being marked by an iron pin according to survey by Donald W. Fortner, Tennessee Registered Land Surveyor #1072 dated September 14, 1996. Recorded Book 6790, Page 865 and is identified on Tax Map 21 as Parcel 77 and contains 2.53 acres more or less.

After the exclusion, said tract contains 5.11 acres, more or less.
Being the same property conveyed to Henry B. Meeks by Warranty Deed from Andrew G. Putman and wife, Helen P. Putman, dated 07/27/1999 and recorded 07/29/1999, of record in Book 11594, Page 887, Register's Office for Davidson County, Tennessee.

The said Henry B. Meeks died testate on 08/28/2018, devising subject property to Billy Meeks and Keith Van Hoosier, and Mickey Meeks , Heirs of the Estate of Henry B. Meeksr, as evidenced in File No. 18P1844, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6309 Clarksville Pike, Joelton, TN 37080
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of December, 2020.

Billy Meeks

Keith Van Hoosier by Billy Meeks His attorney in fact
Keith Van Hoosier by Billy Meeks,
His Attorney in Fact

Mickey Meeks

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Meeks and Mickey Meeks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of December, 2020.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public:
My Commission Expires: 5.17.21

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Billy Meeks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument Number 202012110145903, Register's Office for Davidson County, Tennessee the Attorney-in-Fact for Keith Van Hoosier (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this 7th day of December, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

