Karen Johnson Davidson County
Batch# 537361 DEEDWARR
12/17/2020 03:44:54 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201217-0149797

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Shawn Meehan
4004 Hillsboro Pk Ste 216B
Nashville, TN 37215

Map and Parcel
072-09-0-201.00 & 072-09-0-433.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 10th day of November, 2020.

LAUREN ROSE EWING
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

Notary Public

My commission expires: _____

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Pearl Properties LLC, A Tennessee Limited Liability Corporation** to **Shawn Meehan, A Married Man**, has previously been executed and put of record in **Instrument Number 20191210-0127381**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Pearl Properties LLC, A Tennessee Limited Liability Corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shawn Meehan, A Married Man,** hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, Map & Parcel No. 072091I90000CO and 072091J90000CO, described as follows to-wit:

- Tract One: (known as 915 Delmas Ave.):

Being the Westerly 50 feet of Lot No. 18 and the Easterly part of Lot No. 19 on the Plat of East Hill Addition of record in Plat Book 332, Page 33, Register' Office for Davidson County, Tennessee, described according to survey made by John B. Kohl, III, as follows:

Said Parts of Lots 18 and 19 front together 90.1 feet on the Northerly margin of West Delmas Avenue and extends back 19 feet on the Easterly line and 191 feet, more or less on the Westerly line, to a line on the rear on which it measures 92.2 feet.

Less and excepting that portion conveyed to Mattie E. Cartwright in Deed Instrument No. 20180831-0086468, more formally described as:

Being the West 50 feet of Lot No. 18 in Bransford Realty Company's East Hill Subdivision of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.

said Lot front 50 feet on the North side of Delmas Avenue, and runs back 191 feet to a line.

Tract Two (known as ~~915~~ 917 Delmas Ave.):

Being the West 50 feet of Lot No. 18 in Bransford Realty Company's East Hill Subdivision of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot front 50 feet on the North side of Delmas Avenue, and runs back 191 feet to a line.

Being the same property conveyed to Ronald E. Cartwright and wife, Mattie E. Cartwright by Warranty deed from R. Hart Sullivan and wife, Ada Sullivan of record in Book 5254, page 664, Register's Office for Davidson County, Tennessee, dated February 17, 1978 and recorded on February 21, 1978. (Value or consideration shown in aforementioned deed $27,500.00.)
The said Ronald E. Cartwright having since passed on January 19, 2008, leaving Mattie E. Cartwright as sole tenant by the entirety. This property is one and the same as Tract 1 of the property legal description.

Being a portion of the same property conveyed to Mattie E. Cartwright, unmarried by Quitclaim deed from Mattie E. Cartwright, unmarried of record in Instrument No. 20180831-0086468 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 31, 2018.

This property as part of Tract One and the same as Tract Two of the legal description.

Being the same property conveyed to Pearl Properties, LLC, a Tennessee limited liability company by Warranty deed from Mattie E. Cartwright, unmarried of record in Instrument No. 20181120-0114257 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 20, 2018.

Further, being the same property conveyed to Shawn Meehan by Warranty Deed of record in Instrument No. 20191210-0127381. The purpose of this Deed of Correction is to cure any defect in the previous legal description and to relate back to the conveyance of record in Instrument No. 20191210-0127381.

Shawn Meehan having subsequently filed Master Deeds of record in Instrument Numbers 20191210-0127382 and 20191210-0127383 on the said property. Additional Map and Parcel numbers have been subsequently assigned for each new unit and are as follows: 072091J00200CO, 072091J00100CO, 072091I00200CO, 072091I90000CO.

Being also known as 915 & 917 Delmas Avenue Nashville, Tennessee 37216.

This is **improved** property known as: **915 & 917 Delmas Avenue, Nashville, TN 37216**.

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 Grantors do covenant with the said Grantees that the Grantors 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 Grantors to further covenant and bind themselves, their 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 10th day of November, 2020.

GRANTOR:

Pearl Properties, LLC

BY: P Thomas Rothrauff
Signed on 2020/11/09 15:08:40 -6:00
P. Thomas Rothrauff
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, P. THOMAS ROTHRAUFF, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of PEARL PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of December, 2019.

N: William E Grones
Signed on 2020/11/09 15:08:40 -6:00
My Commission Expires: _____
(SEAL)

WILLIAM E GRONES
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Mar 07, 2023
Notary Stamp 2020/11/09 14:08:40 PST
C4F8468442FE

Tennessee Certification of Electronic Document

I, William F. Grones, 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.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Logan C. E. Bell, a notary public for this county and state, William E. Grones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 6/11/2023

NOTARY'S SEAL

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/11/2023
COUNTY OF CHEATHAM

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

GRANTEE:

Shawn Meehan

Shawn Meehan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shawn Meehan**, the within named bargainor, 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.

Witness my hand and official seal, this the 10 day of November 2020.

Kate Nyquist

Notary Public
My Commission Expires:

