WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00.

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 02-02-2024

LAUREN ROSE EWING NOTARY PUBLIC STATE OF TENNESSEE JACKSON COUNTY

A-KQ-20-917B

Karen Johnson Davidson County
Batch# 537361 DEEDWARR
12/17/2020 03:44:54 PM 2 pgs
Fees: $13.00 Taxes: $2,031.30

20201217-0149798

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leslie A Garrett-Stephens	**New Owner**	
(NAME)	(NAME)	**072 09 1I 002.00**
917 B Delmas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 consideration, the receipt of which is hereby acknowledged, **SHAWN MEEHAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LESLIE A GARRETT-STEPHENS, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Residences at 917 Delmas, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing , a Horizontal Property Regime, of record in Instrument No. 20191210-0127382, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Shawn Meehan, a married man, by Warranty Deed from Pearl Properties LLC, a Tennessee Limited Company, of record in Instrument No. 20191210-0127381 and Corrective Deed 20201217-0149797, in the Register's Office of Davidson County, Tennessee, dated December 5, 2019 and recorded on December 10, 2019.

**For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191210-0127382.
- Easement for Dedication of Sidewalk and/or Right(s)-of-Way, recorded in Instrument No. 20180628-0062717.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 B Delmas Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 10 DAY OF NOVEMBER, 2020.

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/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212