This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 539595 DEEDWARR
12/21/2020 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,117.40
20201221-0151366

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michelle Meere & Todd Altic 803 N. 6th St. Nashville, TN 37217	Michelle Meere & Todd Altic 620 Boscobel St. Nashville, TN 37206	082080-013.00

THIS INDENTURE, made this 17th day of December, 2020 between

The Estate of Sandra Gardner

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Michelle Meere and Todd Altic, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantees.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Land in Davidson County, Tennessee being Lot No. 67 of the Miller's Addition of Edgefield as of record in Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sandra R. Gardner by Warranty Deed dated 6/21/2005 from AJB Properties, LLC of record in Instrument No. 20050624-0072656, Register's Office for Davidson County, Tennessee. Sandra Renee Gardner aka Sandra R. Gardner, now deceased, having died on 7/19/2019, leaving Jeramie Teasley, Tonisha King and Tony King, Jr. as her only surviving heirs according to affidavit of heirship of record in instrument No. 20201221015136S, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 803 N. 6th St., Nashville, TN 37217.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever

warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Jeramie Teasley, Individually

Tonisha King, Individually

Tony King, Jr., Individually

Jeramie Teasley, Co-Administrator

Tonisha King, Co-Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeramie Teasley, Tonisha King and Tony King, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of December, 2020.

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeramie Teasley and Tonisha King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Co-Administrators of the Estate of Sandra Gardner and are authorized by the estate to execute this instrument on behalf of the estate

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of December, 2020.

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/2023

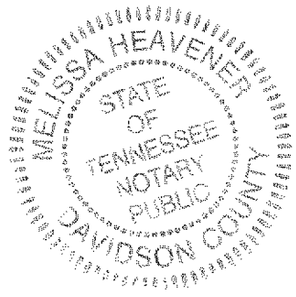
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $302,000.00.

Joannie Teasley
Affiant

Sworn to and subscribed before me, this 17 day of December, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/2023



True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

