THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131849** Karen Johnson Davidson County Batch# 544604 DEEDWARR 01/04/2021 12:51:30 PM 3 pgs Fees: $18.00 Taxes: $1,110.00 20210104-0000633	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2020. Notary Public My Commission Expires:

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lorien Meillon	New Owner	Tax Parcel ID No.
1217 McAlpine Avenue	1217 McALPINE AVENUE	061-16-0-008.00
Nashville TN 37216	NASHVILLE, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anastacia Wetzel Schwenk and Fredric Emerson Schwenk, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lorien Meillon, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in the 8th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of McAlpine Avenue, 714.2 feet West of Kennedy Avenue, said land being Lot 3, Map of Chappell's Subdivision of Lots 21, 23, 25, 27, 29, 31, 33, 35 & 37, Monte Vista of record in Book 1130, Page 11, Register's Office, Davidson County, Tennessee and Part of Lots 23 & 25 Monte Vista of Record in Book 421, Page 143 Register's Office Davidson County, Tennessee described together according to a boundary survey dated 3-4-11 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN. R.L.S. #1838) as follows:

Beginning at an iron rod (new) on the Northerly margin of McAlpine Avenue, (50 foot wide R.O.W.) said rod being the Southeast corner of Lot 2, Map of Chappell's Subdivision of Lot's 21, 23, 25, 27, 29, 31, 33, 35 & 37, Monte Vista of record in Book 1130, Page 11, owned by Ruth L. Few (Book 8938, Page 64 Register's Office Davidson County, Tennessee) and the Southwest corner of Lot 3 of said Chappell's Subdivision which is located South 62 degrees 00' 00" East 55.00 feet from a concrete monument (old) at the Southwest corner of said Lot 2; thence leaving said McAlpine Avenue with said Few and the common line between said Lot's 2 & 3 North 28 degrees 00' 00" East, passing the common rear corner of said Lot's 2 & 3, Few's Northeast corner, and continuing with the Prolongation of said common line, severing Lot 23 Monte Vista (Book 421, Page 143 Register's Office Davidson County, Tennessee) along the Easterly line of the James Turner & Kim Harris Land (Book 10818, Page 995 Register's Office Davidson County, T ennessee) for a total distance of 362.00 feet to an iron rod (new) in the Southerly line of part of Lot 32, Subdivision of a part of the Greenfield Tract (Book 421, Page 40 , Register's Office Davidson County, Tennessee) owned by Cecil Gilbert (Book 4782, Page 657 , Register's Office Davidson County, Tennessee); thence with said Gilbert South 62 degrees 00' 00" East, passing the original common rear corner of Lot's 23 & 25 of said Monte Vista and the original rear corner of Lot's 32 & 34 of said Greenfield Tract for a total distance of 55.00 feet to an iron rod (new) at the Northwest corner of the Betty G. Loafman Land; thence with said Loafman, along a prolongation of the line between Lot 3 & 4 of said Chappel's Subdivision, severing said Lot 25, Monte Vista South 28 degrees 00' 00" West, passing the original common rear corner of Lot's 3 & 4 of said Chappell's Subdivision for a total distance of 362.00 feet to an iron rod (new) on the Northerly margin of said McAlpine Avenue at the common front corner of said Lot's 3 & 4; thence with said Northerly margin North 62 degrees 00' 00" West 55.00 feet to the Point of Beginning the described tract containing 0.46 acres more or less.

Being the same property conveyed to ANASTACIA M. WETZEL and FREDRIC EMERSON SCHWENK JR., WIFE AND HUSBAND, by deed from MELISSA ANN JONES, of record in Instrument No. 20170302-0020719 , dated February 27, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 061-16-0-008.00.

Matters shown on the Plan of record in Plat Book 421, page 143, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, page 11, said Register's Office.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 1217 McAlpine Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2020.

Anastacia Wetzel Schwenk

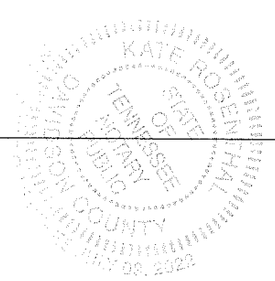
Fredric Emerson Schwenk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anastacia Wetzel Schwenk and Fredric Emerson Schwenk, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2020.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Ryan Lux, 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, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON