WARRANTY DEED

Karen Johnson Davidson County
Batch# 547925 DEEDWARR
01/06/2021 10:29:24 AM 2 pgs
Fees: $13.00 Taxes: $2,157.10

20210106-0002390

A-SB-P-20-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00.

Shawn Meehan
Affiant

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

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)
Helmut G. Niederer	Same	
(NAME)	(NAME)	**083 15 0J 001.00**
207 Noonan Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HELMUT G. NIEDERER, A MARRIED MAN,** 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. A of Townhomes at 205 Noonan Court, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 205 Noonan Court, a Horizontal Property Regime, of record in Instrument No. 20191021-0107645, amended in Instrument No. 20200115-0005225, 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 part of the same property conveyed to Leslie L. Spear and wife, Elfry T. Spear by Warranty Deed from James P. Dalton and wife, Dorothy G. Dalton, of record in Book 3134, Page 186, in the Register's Office for Davidson County, Tennessee, dated September 22, 1960 and recorded on October 07, 1960. The said Leslie L. Spear died on December 24, 1988, leaving Elfry T. Spear as the sole surviving tenant by the entirety. The said Elfry T. Spear died testate on June 18, 1995, devising subject property to Dean Thompson Spear and Billy Duke Spear, as evidenced in Case No. 95P-1117, in the Probate Court Clerk's Office for Davidson County, Tennessee. The said Dean Thompson Spear having since died on November 13, 2018. Pursuant to Affidavit of Heirship at Instrument No. 20190903-0088256, the property is now vested in Billy Duke Spear as the heir-at-law of Dean Thompson Spear.

Being part of the same property conveyed to Shawn Meehan, a married man, by Warranty Deed from Billy Duke Spear, of record in Instrument No. 20190903-0088257, in the Register's Office of Davidson County, Tennessee dated August 27, 2019 and recorded on September 03, 2019.

Subject property has never been said grantor's primary or marital residence.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Addition One, Fortland Park, as recorded in Plat Book 2854, Page(s) 85.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191021-0107645, amended in Instrument No. 20200115-0005225.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 2963, Page 612 and Book 3027, Page 94, amended in Book 3431, Page 127.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20200110-0003444.
- Easement for Utility Line, recorded in Instrument No. 20191217-0129800.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 Noonan Ct, Nashville, Tennessee 37206**.

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 4th DAY OF JANUARY, 2021.

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 4th of January, 2021.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY