Karen Johnson Davidson County
Batch# 548205 DEEDWARR
01/06/2021 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210106-0002754

Name and Address of New Owner:
Benjamin Brinton and Sarah Hecht
572 Watsonwood Drive
Nashville, TN 37211

Send Tax Bills To:
Ascend Federal Credit Union
1611 N. Jackson St.
Tullahoma, TN 37388

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 147-15-0D-001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Nicholas Meskel and Michelle Meskel, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin Brinton, an unmarried man and Sarah Hecht, an unmarried woman, Joint Tenants with Right of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, of The Plan of Declaration of Protective Covenants Conditions and Restrictions for 570 Watsonwood Townhomes, a Townhomes Planned Unit Development, a Horizontal Property Regime with private elements, as shown on Exhibit "B" of record as Instrument No. 20180712-0067683, and revised in Instrument No. 20180726-0073109 and Instrument No. 20181016-0102258, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christina F. Cunningham, a married woman, by Warranty deed from Darin Cunningham, of record in Instrument No. 20180813-0079427 Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on August 13, 2018. (Value of consideration shown in aforementioned deed $307,500.00.).

Being the same property conveyed to Michael Nicholas Meskel and Michelle Meskel, husband and wife, by Warranty deed from Christina F. Cunningham, a married woman of record in Instrument No. 20190405-0031032 Register's Office for Davidson County, Tennessee, dated April 02, 2019 and recorded on April 05, 2019. (Value of consideration shown in aforementioned deed $337,200.00.)

Being also known as 572 Watsonwood Drive, Unit A, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of January, 2021.

_____(SEAL)
Michael Meskel

_____(SEAL)
Michelle Meskel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Meskel and Michelle Meskel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of January, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
5th day of January, 2021.

_____
Notary Public
My commission expires: 11/2/22

File No. 2020-1228

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY