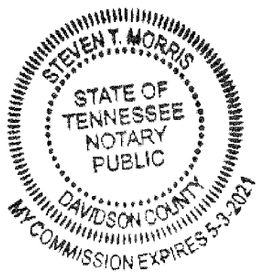
Karen Johnson Davidson County
Batch# 568365 DEEDWARR
02/04/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $797.35
20210204-0016247

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,500.00.

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2021.

Notary Public

My commission expires: 5. 3. 21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Erin Meyer and Edward Meyer	COMMUNITY MORTGAGE	042-16-0-038.00
109 Gibson Drive	19045 E. VALLEY VIEW	
Madison, TN 37115	PKWY, SUITE F	
	INDEPENDENCE, MO 64055	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOWARD M. WALTERS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN L. MEYER AND EDWARD L. MEYER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 17 on the Map of Finnland Heights, Part II, as of record In Book 1424, Page 7, Register's Office of said County.

Said Lot No. 17 fronts 100 feet on the Easterly side of Finn Street and runs back between lines, 140 feet on the Northerly line and 130 feet on the Southerly line, to a dead line In the rear, measuring 100.5 feet thereon.

[This is the same legal description as in the deed recorded as Instrument No. 20120615-0052532 in the Register's Office of said County.]

Being the same property conveyed to Charlie H. Williams and wife, Martha Louise Williams by Warranty deed from Robert A. Burk and wife, Mary S. Burk of record in Book 2020, page 365, Register's Office for Davidson County, Tennessee, dated September 07, 1951 and recorded on September 12, 1951.

Being the same property conveyed to Charlie H. Williams, Jr and Howard M. Walters by Quitclaim deed from Martha Louise Williams, unmarried of record in Instrument No. 20120615-0052532 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 15, 2012.

Being the same property conveyed to Howard M. Walters by Quitclaim deed from Charlie H. Williams, Jr of record in Instrument No. 20120710-0060414 Register's Office for Davidson County, Tennessee, dated July 10, 2012 and recorded on July 10, 2012.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Being also known as 109 Gibson Drive Madison, Tennessee 37115.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 109 Gibson Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of February, 2021.

Howard M. Walters

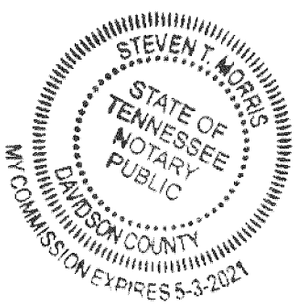
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 1st day of February, 2021.

Notary Public

My Commission Expires: 5-3-21



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

