WARRANTY DEED

Karen Johnson Davidson County
Batch# 591219 **DEEDWARR**
03/12/2021 02:36:17 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210312-0033430

JM-SB-CTN-20-1806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 07-09-2024

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)
Meredith Lynne Watson	**NEW OWNER**	
(NAME)	(NAME)	
1806 Meridian Street		**071-07-0-184.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **JASON LOVE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEREDITH LYNNE WATSON, SINGLE,** 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Map of the Resubdivision of I.D. Lutons Addition of record in Plat Book 974, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Love by Quitclaim deed from The Estate of Betty C. Love and Jason Love of record in Instrument No. 20151009-0103270 Register's Office for Davidson County, Tennessee, dated October 06, 2015 and recorded on October 09, 2015.

Andrea Bedor Love formerly known as Andrea Movitz, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying their marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 974, Page 5, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville of record in Book 4124, Page 561, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1806 Meridian Street, Nashville, Tennessee 37207**.

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 5th DAY OF MARCH, 2021.

Jason Love

Andrea Bedor Love FKA Andrea Movitz
Andrea Bedor Love f/k/a Andrea Movitz

STATE OF ~~TENNESSEE~~ AL
COUNTY OF ~~DAVIDSON~~ Calhoun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON LOVE, 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 5th of March, 2021.

Notary Public
My Commission Expires: 3-22-21
(SEAL)

Daniel A Jones
NOTARY PUBLIC
State of Alabama
State at Large
My Commission Expires
March 22, 2021

STATE OF ~~TENNESSEE~~ AL
COUNTY OF ~~DAVIDSON~~ Calhoun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA BEDOR LOVE F/K/A ANDREA MOVITZ, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2021.

Notary Public
My Commission Expires: 3-22-21
(SEAL)

Daniel A Jones
NOTARY PUBLIC
State of Alabama
State at Large
My Commission Expires
March 22, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212