WARRANTY DEED

Karen Johnson Davidson County
Batch# 591729 DEEDWARR
03/12/2021 04:05:30 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20210312-0033606

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 7-18-22
(AFFIX SEAL)

KIM BEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Claire Marcella Griffin, an unmarried woman, and Corinne Ann Griffin, an unmarried woman, with rights of survivorship	Interline Mtg. Svcs.	108-8-313
(NAME)	(NAME)	
1004 Wood Duck Court	5875 N. Sam Houston pkwy. w.	
(ADDRESS)	(ADDRESS) Suite # 300	
Nashville, TN 37214	Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210431

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Edward W. Meek** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Claire Marcella Griffin, an unmarried woman, and Corinne Ann Griffin, an unmarried woman, with rights of survivorship** , hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 114 on the Plan of Reelfoot Subdivision Revised Section 4 as shown on plat of record in Book 6250, page 700, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Herschel Meek and wife, Christine Meek by Warranty Deed from Joe M. Kirsch, Substitute Trustee dated March 5, 1997 and filed of record in Book 10479, page 343, Register's Office for Davidson County, Tennessee. Christine Meek having died on or about February 24, 2002 leaving Herschel Meek as surviving tenant by the entirety. Herschel Meek having died testate on or about March 13, 2006 leaving property vested in Edward W. Meek as evidenced by Last Will and Testament of Herschel H. Meek filed of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P816 and also of record in Instrument No 20180618-0058479, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6612, page 610 as amended in Book 6991, page 121, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1004 Wood Duck Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of March, 2021

Edward W. Meek

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edward W. Meek, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of March, 2021.

Notary Public
My Commission Expires: 7-18-23

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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: Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY