Karen Johnson Davidson County
Batch# 599386 DEEDWARR
03/24/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20210324-0038731

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF March, 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meghan West	New owner	MAP 142-08-0B-
302 Chimney Hill		PARCEL 093.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Adrianus Van Meggelen, Trustee of the Adrianus Van Meggelen and Catherine Virginia Chisholm Living Trust under Agreement dated July 22, 2020**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meghan West, single woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 93 on the Plan of Phase IV, Coronada Townhome Condominium, of record in Book 5200, Page 217, Register's Office of said county, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Adrianus Van Meggelen and Catherine V. Chisholm, trustees of the Adrianus Van Meggelen and Catherine Virginia Chisholm Living Trust by Quitclaim deed from Adrianus Van Meggelen and Catherine V. Chisholm of record in Instrument No. 20200903-0100942 Register's Office for Davidson County, Tennessee, dated September 03, 2020 and recorded on September 03, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 5200, Page 217; (3) the Master Deed establishing a Horizontal Property Regime of Coronada of record in Book 4901, Page 679, amended in Book 5202, page 329, Second Amendment in Book 5306, Page 241, Third Amendment in Book 5522, page 675 and Fourth Amendment in Book 5869, page 269; (4) Sanitary sewer easement of record in Book 4788, Page 761; (5) Ingress/Egress and Utility Access of record in Book 10237, Page 775; (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (7) Subject to rights of others in and to the common areas and/or elements; (8) All applicable governmental and zoning regulations.

This is IMPROVED property known as **302 Chimney Hill, Nashville, TN 37221.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this the 17th day of March, 2021.

The Adrianus Van Meggelen and Catherine Virginia Chisholm Living Trust under Agreement dated July 22, 2020

BY: _____ Trustee

Adrianus Van Meggelen, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Adrianus Van Meggelen** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of **The Adrianus Van Meggelen and Catherine Virginia Chisholm Living Trust under Agreement dated July 22, 2020** the within named bargainor, and Trust, and that he as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Adrianus Van Meggelen** as such **Trustee**.

Witness my hand and official seal this the 17th day of March, 2021.

My Commission expires 1-8-24

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, Margaret Philpott, 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 Tennessee

County of Davidson

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

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23