WARRANTY DEED

Karen Johnson Davidson County
Batch# 618385 **DEEDWARR**
04/19/2021 03:33:41 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210419-0052307

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lianne Elizabeth Gremillion	Pinnacle Bank	
(NAME)	(NAME)	
1224 Kenmore Place	150 3rd Avenue S. #1000	07207016100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(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 considerations, the receipt of which is hereby acknowledged, **We Billy H. Meeks and Wife, Anna L. Meeks**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lianne Elizabeth Gremillion and Benjamin Tinnin McDaniel, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 1 on the Plan of Kenmore Place, Re-Subdivision of a portion of Lots 77 & 78, as shown on plat of record in Plat Instrument 201504060029414, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Billy H. Meeks and wife, Anna L. Meeks by Warranty Deed from Donny L. Dobbs and wife, Ginger R. Dobbs, dated 05/08/1986 and recorded 05/16/1986, of record in Book 6859, Page 10, and Re-recorded in Book 7771, Page 423, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 201504060029414, in the Register's Office for Davidson County, Tennessee. Declaration of Easement and Shared Driveway Agreement recorded in Instrument No. 20210126-0010987, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1224 Kenmore Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1184156
Warranty Deed TN

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 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), his/her/their 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.

Effective the 15th day of April, 2021.

Billy H Meeks By Anna L Meeks his atty in fact Date: 4-15-21

Billy H. Meeks by Anna L. Meeks his atty in fact

Anna L. Meeks

Anna L. Meeks

State of Tennessee
County of Wilson

On this 15th day of April, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Anna L. Meeks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Billy H. Meeks, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No.: _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of April, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna L. Meeks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of April, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1184156
Warranty Deed TN