Karen Johnson Davidson County
Batch# 629681 DEEDWARR
05/05/2021 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210505-0060496

Warranty Deed

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this the 4th day of May, 2021. Notary Public My commission expires: 9/2/2024

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:
Dennis Meehan	New Owner(s)	072-12-0-299.00
1810 Cloverleaf Drive	707 Welsh Lane	
Nashville, TN 37216	Franklin, TN 37064	

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, **NICK BUDA, AN UNMARRIED MAN AND ASHLEY BOSSHART, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS MEEHAN, MARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 132 fronts 75.84 feet on the Westerly side of Cloverleaf Drive, and runs back 177.25 feet on the Northerly line and 115.9 feet on the Southerly line to a dead line in the rear measuring 107.05 feet thereon.

Being the same property conveyed to Vallie Phillips by Warranty deed from Randall Phillips Builders, Inc., a Tennessee corporation of record in Book 3099, page 161, Register's Office for Davidson County, Tennessee, dated July 06, 1960 and recorded on July 08, 1960.

Being the same property devised to David T. Phillips by will from Vallie Johnson Phillips, of record in Book 6775, page 413, Register's Office for Davidson County, Tennessee, the said David T. Phillips having since died and having been predeceased by wife Anna B. Phillips, the said David T. Phillips having devised said property to David T. Phillips, Jr. by will of record in Docket No. UP-295, Probate Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert F. Spann Trustee by Quitclaim Deed from David T. Phillips, Jr., of record in Instrument No. 20111207-0095712, Register's Office for Davidson County, Tennessee, dated December 07, 2011 and recorded on December 07, 2011 and within the same deed the said Robert F. Spann, Trustee conveyed his interest in the subject property to David T. Phillips, Jr.

Being the same property conveyed to Nicholas Buda, an unmarried man and Ashley Bosshart, an unmarried woman by Warranty deed from David T. Phillips, Jr., unmarried of record in Instrument No. 20200302-0023195 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

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 1810 Cloverleaf Drive, Nashville, TN 37216, 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 4th day of May, 2021.

Nick Buda

Ashley Bosshart

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 Nick Buda and Ashley Bosshart, 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 4th day of May, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

