Karen Johnson Davidson County
Batch# 632252 DEEDWARR
05/10/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210510-0062581

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this 7th day of May, 2021. Notary Public My commission expires: 03/01/2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 1206 Vultee Blvd Trust	**NEW OWNER**	**12001009200**
PO BOX 160071		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary Bobbie Meadows, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams , Trustee for The 1206 Vultee Blvd Trust

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:

Land in Davidson County, Tennessee, being Lot No. 266 on the Map of Miro Meadows, as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Bobbie Meadows and Mildred R. Cobb, by Warranty Deed from Herbert J. Whitaker and wife, Charlene H. Whitaker, dated February 27, 1962, of record in Book 3344, Page 165, in the Register's Office of Davidson County, Tennessee.

Mildred R. Cobb aka Mildred Rigney Cobb died testate on 11/26/04, and By Last Will and Testament admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, No. 05P-851, the interest of Mildred R. Cobb in subject property was devised to Mary Bobbie Meadows. Further reference made to Executor's Deed from Mary Bobbie Meadows, Executrix Of the Estate of Mildred Rigney Cobb, to Mary Bobbie Meadows dated 11/7/05 of record in Instrument No. 20051114-0137618, Register's Office of Davidson County, Tennessee. Oath is made that Bobbie Meadows is also known as and is one and the same person as Mary Bobbie Meadows.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1206 Vultee Boulevard, Nashville, TN 37217.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Mary B Meadows Date: 5/5/21
Mary Bobbie Meadows

_____ Date: _____

STATE OF Indiana
COUNTY OF Clark

Personally appeared before me, a Notary Public of said County and State, Mary Bobbie Meadows, the within named Grantor(s), 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, at office, this 5 day of May, 2021.

MORGAN KING
Notary Public
Clark County
Commission Number NP0721739
Expiration Date 08-07-2027

Morgan King
NOTARY PUBLIC

My Commission Expires: 8/7/2027

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY