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Name and Address of New Owner:
Katelyn Rall
620 Huntington Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
Capstar Bank
2002 Richard Jones Rd Ste 300A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 636738 DEEDWARR
05/14/2021 12:54:18 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20210514-0065404

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 161-06-0-136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nancy Adelle Burton McMeekin and Albert Hayne McMeekin, IV, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katelyn Rall, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Berry, a single person by Warranty deed from Judith A. Chambers of record in Instrument No. 20131010-0106376 Register's Office for Davidson County, Tennessee, dated October 09, 2013 and recorded on October 10, 2013. (Value of consideration shown in aforementioned deed $155,000.00.)

Being the same property conveyed to Timothy E. Berry, a single person and Jarred F. Bobo, a single person, as tenants in common with the rights of survivorship by QuitClaim deed from Timothy Berry, a single person of record in Instrument No. 20140610-0050262 Register's Office for Davidson County, Tennessee, dated June 06, 2014 and recorded on June 10, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to William Aaron Massie by Warranty deed from Timothy E. Berry and Jarred F. Bobo of record in Instrument No. 20170301-0020164 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on March 01, 2017. (Value of consideration shown in aforementioned deed $339,000.00.)

Being the same property conveyed to Nancy Adelle Burton McMeekin and Albert Hayne McMeekin, IV, wife and husband, by Warranty deed from William Aaron Massie, unmarried of record in Instrument No. 20180906-0088414 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 06, 2018. (Value of consideration shown in aforementioned deed $362,270.00.)

Being also known as 620 Huntington Ridge Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of May, 2021.

_____ (SEAL)
Albert Hayne McMeekin, IV

_____ (SEAL)
Nancy Adelle Burton McMeekin

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 Hayne McMeekin and Adelle McMeekin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of May, 2021.

_____
Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
12th day of May, 2021.

_____
Notary Public
My commission expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

File No. 2021-1537