WARRANTY DEED

Karen Johnson Davidson County
Batch# 636790 DEEDWARR
05/14/2021 02:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,176.60
20210514-0065503

MST 2021-0712

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: 10.20.2024
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Honor T Leahy	Movement Mortgage	061-03-0-061.00
(NAME)	(NAME)	
4612 Grinstead Place	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Indian Land, SC 29707	
(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, WE, **Morgan Meldrum (fka Morgan Baltz) and Landon Meldrum, wife and husband and Yvette Meldrum, a married woman, as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Honor T Leahy, a single woman,** 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. 14 on the Plan of Broadmoor Section K-2 of record in Plat Book 547, Page 174, 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 Paula A. Welch by Warranty deed from Nancy Jane Blackman, unmarried of record in Instrument No. 20121022-0096444 Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on October 22, 2012. (Value of consideration shown in aforementioned deed $84,500.00.)

Being the same property conveyed to Morgan Baltz, an unmarried woman and Landon Meldrum, an unmarried man and Yvette Meldrum, a married woman, as tenants in common by Warranty Deed deed from Paula A. Welch, unmarried of record in Instrument No. 20190311-0021810 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on March 11, 2019. The said Morgan Baltz (now known as Morgan Meldrum) and Landon Meldrum are married. (Value of consideration shown in aforementioned deed $230,000.00.) Being also known as 4612 Grinstead Place Nashville, Tennessee 37216.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 722, Page 509, Book 860, Page 989, in the Register's Office for Davidson County, Tennessee.

This property, known as 4612 Grinstead Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my/our hand(s) this 12th DAY OF MAY, 2021.

Morgan Meldrum (f/k/a Morgan Baltz)

Landon Meldrum

Yvette Meldrum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Morgan Meldrum (f/k/a Morgan and Landon Meldrum and Yvette Meldrum**, as tenants in common, 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 and official seal at office, this 12th day of May, 2021.

Notary Public
My commission expires: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

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

Notary's Signature
My Commission Expires: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025