WARRANTY DEED

Karen Johnson Davidson County
Batch# 645308 DEEDWARR
05/27/2021 12:45:54 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20210527-0071988

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-07-2024
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-650

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ashley Stakemiller	New Owner	096 09 0A 743.00
(NAME)	(NAME)	
743 Kent Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel I. Meade, Jr. and Elizabeth P. Meade, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Ashley Stakemiller, a single woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit: Renee

Land in Davidson County, Tennessee, being Unit No. B-743 on the plan of Emery Place Condominiums, as shown by plat of record in Plat Book 6250, Page 719, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel I. Meade Jr. and Elizabeth P. Meade, husband and wife, by Warranty Deed from Jill M. Weida, unmarried, and Tracy R. Church, unmarried, of record in Instrument No. 20070514-0057333, in the Register's Office of Davidson County, Tennessee, dated May 11, 2007 and recorded on May 14, 2007.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-RM-2-743

This is improved property located at 743 Kent Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of May, 2021.

GRANTOR:

Daniel I. Meade, Jr.

Elizabeth P. Meade

STATE OF OHIO)

COUNTY OF CUYAHOGA)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Daniel I. Meade, Jr. and Elizabeth P. Meade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of May, 2021.

Notary Public

NOTARIAL SEAL STATE OF OHIO

KAREN L. DAVIS
Notary Public, State of Ohio
My Commission Expires
May 13, 2023

My Commission Expires: _____