Karen Johnson Davidson County
Batch# 647407 DEEDWARR
06/02/2021 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,339.77
20210602-0073535

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12176-DS

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,100.00

Kirsten Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 5-7-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew John-Paul Meyer	New Owner	061-16-0-054.00
(NAME)	(NAME)	
1339B Cardinal Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Amy Cho for Pinnacle Bank, Executor of the Estate of Doris Sowell, and Matthew R. Bauman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew John-Paul Meyer, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the southerly 40 feet front and 81 feet rear of Lot No. 24 and the northerly 30 feet front and 13 feet rear of Lot 25, Block A, on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 70 feet on the northeasterly side of Martha Street, now Cardinal Drive, and run back 180.5 feet on the northwesterly line and 209 feet on the southeasterly line, to a dead line in the rear on which they measure 94 feet.

Being the same property conveyed to Enoch D. Sowell and wife, Doris H. Sowell, by Warranty Deed from Charles S. Andrews and wife, Hubena E. Andrews, dated June 14, 1965, of record in Book 3091, page 558, Register's Office for Davidson County, Tennessee. Enoch D. Sowell having since died on or about November 24, 2004, leaving Doris H. Sowell as the surviving tenant by the entirety. Doris H. Sowell died testate on September 28, 2020 and devised subject property to Matthew R. Bauman by Will shown in Case No. 20P-1781, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

unimproved ☐

This is improved ☑ property, known as 1339B Cardinal Avenue, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the map of record in Book 974, page 13; Easement for joint driveway of record in Book 6930, page 907; Agreement for dedication of easement for sanitary sewers and/ or storm drainage of record in Book 4108, page 669; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 28th day of May, 2021.

Amy Cho for Pinnacle Bank, Executor

Amy Cho for Pinnacle Bank, Executor

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Amy Cho for Pinnacle Bank, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Executor of the Estate of Doris Sowell, the within named bargainor, and that she as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Doris Sowell, the within named bargainor by the said Amy Cho for Pinnacle Bank as Executor.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of May, 2021.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

Witness my hand this 27th day of May, 2021.

Matthew R. Bauman

State of South Carolina.

County of Beaufort.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Matthew R. Bauman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hilton Head (city), South Carolina (state), this 27th day of May, 2021.

Barbara C. Mell
Notary Public

My Commission Expires
June 15, 2027

My Commission Expires: June 15, 2027

BARBARA C. MELL
NOTARY
PUBLIC
SOUTH CAROLINA

File No.: 34367

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

