Karen Johnson Davidson County
Batch# 658727 DEEDWARR
06/17/2021 10:39:30 AM 2 pgs
Fees: $13.00 Taxes: $983.83
20210617-0081884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2021-1099

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
Blue Summit Properties, LLC	Blue Summit Properties, LLC	
(NAME)	(NAME)	
2708 Meharry Boulevard	242 W. Main Street #287	092-02-0-133.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Hendersonville, TN 37075	
(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, **Cheau E. Williams, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blue Summit Properties, LLC,** 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. 11 in O.H. Menees Subdivision of Lots Nos. 32, 33 & 34 in Boyd McNairy's Plan; a Plan of said subdivision being recorded in said County in Book 57, page 89, to which plan reference is made.

Said Lot No. 11 fronts 50 feet on the North side of Heffernan Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to L. C. Reddick and wife, Mattie B. Reddick by Installment deed from W. T. Selley and wife, Callie Selley of record in Book 877, page 292, Register's Office for Davidson County, Tennessee, dated July 03, 1931 and recorded on July 07, 1931.

Affidavit of Heirship recorded on May 28, 1999 in Book 11499, Page 288. The said L. C. Reddick and wile Mattie E. Reddick both having since died survived by their daughter and sole heir at law Evelyn Gaines.

Being the same property conveyed to Robert Greene, Trustee by Quitclaim Deed from Evelyn Gaines of record in Book 11499, page 290, Register's Office for Davidson County, Tennessee, dated May 26, 1999 and recorded on May 28, 1999 and within the same deed the said Robert Greene, Trustee conveyed his interest in the subject property to Evelyn Gaines.

Being the same property conveyed to Mary Lou Williams by Executor's Quitclaim deed from Paul Robertson, Executor of the Estate of Evelyn Reddick Gains of record in Instrument No. 20190410-0032653 Register's Office for Davidson County, Tennessee, dated April 02, 2019 and recorded on April 10, 2019.

Being the same property conveyed to Cheau E. Williams by Quitclaim deed from Mary Lou Williams of record in Instrument No. 20200820-0093748 Register's Office for Davidson County, Tennessee, dated March 18, 2020 and recorded on August 20, 2020.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

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 57, Page 89, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5194, Page 149, in the Register's Office for Davidson County, Tennessee.

This property, known as 2708 Meharry Boulevard, Nashville, TN 37208
(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 10 DAY OF June, 2021.

Cheau E. Williams

STATE OF GEORGIA

COUNTY OF Colquitt

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Cheau E. Williams**, 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 10 day of June, 2021.

Notary Public
My commission expires: 6/2/2024

OFFICIAL SEAL
REBECCA HUNTER
NOTARY PUBLIC - GEORGIA
COLQUITT COUNTY
My Commission Expires June 2, 2024

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 the 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: 4-13-25

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04.13.2025