THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535332** Karen Johnson Davidson County Batch# 666155 DEEDWARR 06/28/2021 10:24:52 AM 2 pgs Fees: $13.00 Taxes: $2,201.50 20210628-0087038	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Harrington Stubblefield and Seth Kylar Stubblefield 5616 Kendall Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 103 06 0 015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Paul Meehan, Jr. and Sara S. Meehan, Trustees of the Meehan Revocable Living Trust, dated December 18, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Harrington Stubblefield and Seth Kylar Stubblefield, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Brookside Courts, Addition No. 2, as of record in Book 1835, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Timothy Paul Meehan, Jr. and Sara S. Meehan, trustees of the Meehan Revocable Living trust, dated December 18, 2018, as tenants by the entireties, by Warranty Deed from Paul Meehan and Sara Sanfilippo, who is one and the same as Sara S. Meehan, husband and wife, of record in Instrument No. 20181219-0123445, in the Register's Office of Davidson County, Tennessee, dated December 18, 2018 and recorded December 19, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brookside Courts Addition No. 2, as recorded in Plat Book 1835, Page(s) 47.
Easement recorded in Book 5241, Page 924 and Book 5282, Page 831.

This is improved property located at 5616 Kendall Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2021.

Meehan Revocable Living Trust, dated December 18, 2018

BY: Timothy Paul Meehan, Jr., Trustee by Ryan Dieck Attorney-in-fact
Timothy Paul Meehan, Jr., Trustee by Ryan Dieck, Attorney-in-Fact

BY: Sara S. Meehan, Trustee by Ryan Dieck Attorney-in-fact
Sara S. Meehan, Trustee by Ryan Dieck, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Timothy Paul Meehan and Sara S. Meehan, Trustees of The Meehan Revocable Living Trust dated December 18, 2018, and that he is authorized by Timothy Paul Meehan and Sara S. Meehan, Trustees of The Meehan Revocable Living Trust dated December 18, 2018 to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of June, 2021.

A Woodard
Notary Public

My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024