Karen Johnson Davidson County
Batch# 667992 DEEDWARR
06/29/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210629-0088285

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH21-02015

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard Meacham and Ryan Meacham 2632 Solon Drive Nashville, TN 37206	SAME	084-01-0-1109.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Seth J. Massa, Unmarried** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan Christopher Meacham, an unmarried man and Richard Wesley Meacham, a married man**, hereinafter called the Grantees, their successors 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. 8, on the plan of Rosebank Terrace, Section II, as shown by plat of record in Book 5210, Page 31, 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 Seth J. Massa, unmarried by deed from Brittney L. Farrow (formerly known as Brittney L. Smith) and Joshua Farrow, wife and husband, dated June 27, 2017, recorded June 29, 2017, of record in Instrument No. 20170629-0065510, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2632 Solon Drive, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns

and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of June, 2021

Seth J. Massa

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 25th day of June, 2021, before me personally appeared **Seth J. Massa**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021