Karen Johnson Davidson County
Batch# 674812 DEEDWARRSP
07/12/2021 10:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210712-0093236

Commitment Number: TN21103984

After Recording, Send To:

Boston National Title Agency LLC
400 Rouser Road
Coraopolis PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21103984.

New Property Owner/Mail Tax Statements To:
Julius E. Meriwether and Rita Meriwether, 3028 CARRINGTON PL., NASHVILLE, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 058100B090.00

SPECIAL WARRANTY DEED

Julius E. Meriwether (deceased) and **Rita Meriwether who acquired title as Rita Carter**, a married couple, as joint tenants with right of survivorship, hereinafter grantors, whose tax-mailing address is **3028 CARRINGTON PL., NASHVILLE, TN 37218**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Rita Meriwether**, unmarried, hereinafter grantees, whose tax mailing address is **3028 CARRINGTON PL., NASHVILLE, TN 37218**, the following real property:

All that certain tract or parcel of land in Davidson County, Tennessee described as follows: Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Carrington Place, Phase Three, of record in Instrument No. 20150312-0021420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. Being the same property conveyed to Julius E. Meriwether by deed from Celebration Homes, LLC dated August 10, 2015 of record in Instrument No. 20150814.0081558, Register's Office for Davidson County, Tennessee. Tax ID: 058 10 0B

090.00
Property Address is: 3028 CARRINGTON PL., NASHVILLE, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20150814-0081560 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 058100B090.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

202107120093236

Executed by the undersigned on June 21, 2021:

Rita Meriwether

Rita Meriwether

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6-21-, 2021 by **Rita Meriwether who acquired title as Rita Carter** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tracey Y. Dixon
Notary Public

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

202107120093236

Maximum principal indebtedness for Tennessee recording tax purposes is N/A
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is N/A, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21st day of June, 2021.

Rita Meriwether
Affiant

Rita Meriwether
Print Name

TRACEY Y. DIXON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(Seal)

Tracey Y. Dixon
Notary Public

My commission expires:
9-2-2024

Tracey Y. Dixon
Print Name

3028 CARRINGTON PL., NASHVILLE, TN 37218

True Copy Certification
State of Tennessee

I, Joseph P. Vallone, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 22nd, 2021.

Joseph P. Vallone
Affiant Signature

7/6/21
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 6TH day of July, 2021.

J Kathryn Pope
Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
J Kathryne Pope, Notary Public
Allegheny County
My commission expires May 13, 2023
Commission number 1131096
Member, Pennsylvania Association of Notaries

My Commission Expires: 5/13/23

(seal)