Karen Johnson Davidson County
Batch# 708143 DEEDWARR
09/01/2021 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210901-0117660

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2021.

Notary Public

My commission expires: 3/1/2025

CYNTHIA ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katharine Rose Hall	New Owner	**07115012300**
1306 Meridian St.		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Andrew McCormack, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katharine Rose Hall

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 more particularly described as follows:

Beginning on the Westerly margin of Meridian Street at a point 50 feet South of the Southeast corner of the property conveyed to Jessee B. Dillard by deed from Mrs. Eugenia F. Bowie, of record in Book 1536, Page 549, Register's Office, for said County; thence Westwardly and parallel with Dillard's Southerly line, 140 feet; thence Southwardly 50 feet; thence Eastwardly 140 feet to the Westerly margin of Meridian Street; thence with said Street Northwardly 50 feet to the beginning.

Being the same property conveyed to Andrew McCormack, single, by Warranty Deed from Bradley Wolhuter, Representative of Wolhuter Properties, LLC, dated July 31, 2019, of record in Instrument No. 20190807-0078539, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 1306 Meridian St., Nashville, TN 37207.

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 in 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.

Andrew McCormack Date: 9/27/21

STATE OF Pennsylvania

COUNTY OF Philadelphia

Personally appeared before me, a Notary Public of said County and State, Andrew McCormack, the within named Grantor(s), 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, at office, this 27 day of August, 2021.

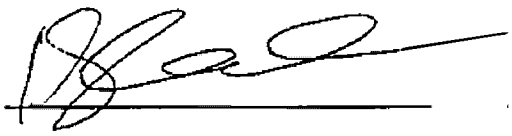
Matthew Sams
NOTARY PUBLIC

My Commission Expires: 8/20/2022

Commonwealth of Pennsylvania - Notary Seal
MATTHEW SAMS, Notary Public
Philadelphia County
My Commission Expires August 20, 2022
Commission Number 1332504

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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 on August 30, 2021.



8/30/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on August 30, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



08/30/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

