Karen Johnson Davidson County
Batch# 722011 DEEDWARR
09/22/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210922-0127652

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210700260

# WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Leon Morton III**<br>**3269 Vailview Dr**<br>**Nashville, TN 37207** | Leon Morton III<br>3269 Vailview Dr.<br>Nashville, TN 37207 | 050-15-0-058.00 |

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 ACKNOWLEDGED, WE,

**Paul Meneese and wife, Connie Meneese**

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

**Leon Morton III**

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. 429, Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office, Davidson County, Tennessee.**

**Said Lot fronts 66.95 feet on the westerly margin of Vailview Drive and runs back between lines, the northerly line and 205.5 feet and the southerly line being 180.5 feet to a line in the rear measuring 137.9 feet thereon.**

**BEING the same property conveyed to Paul Meneese and wife, Connie Meneese by Warranty Deed from Sampson F. Pryor, III and wife, Loyie A. Pryor, dated 10/10/1975 and recorded 1/26/1976 in Book 4991, Page 374, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **3269 Vailview Dr, 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 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 our hands this 20th day of September, 2021.

Paul Meneese
**Paul Meneese**

Connie Meneese
**Connie Meneese**

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Meneese and Connie Meneese the bargainor(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 and official seal at Cedar Hill Tennessee, this 20th day of September, 2021.

Commission Expires: 11-20-2023

Cheryl M Rodgers
Notary Public

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**Certificate of Authenticity**

I, Holly A. Mason, 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 9/20/21.

Affiant Signature

9/20/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of September, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22