Karen Johnson Davidson County
Batch# 723082 DEEDWARR
09/24/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20210924-0128306

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $540,000.00 Affiant Subscribed and sworn to before me, this the 13th day of September, 2021. Notary Public My commission expires: 4/30/22

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexandria S. Hartill	NEW OWNER	071 15 0 063.00
1322 Meridian Street	1322 MERIDIAN STREET	
Nashville, TN 37207	NASHVILLE TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MANEA WILKIN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRIA S. HARTILL, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly 45 feet of Lot No. 52 on the Plan of Eastmoreland Place Shields Subdivision of Gleaves Land of record in Plat Book 161, Page 170, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 52 fronts 45 feet on the Westerly side of Meridian Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Manea Wilkin, an unmarried Woman, by Warranty Deed from Regal Homes Co., A Tennessee Corporation, of record in Instrument No. 20140617-0052719, in the Register's Office of Davidson County, Tennessee, dated June 12, 2014 and recorded on June 17, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1322 Meridian Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of September, 2021.

Manea Wilkin

Manea Wilkin

STATE OF OREGON
COUNTY OF Deschutes

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Manea Wilkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of September, 2021.

Notary Public

My Commission Expires: 1/24/22

OFFICIAL STAMP
DEREK JOHN CHAPPEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 970499
MY COMMISSION EXPIRES JANUARY 24, 2022

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 SEPTEMBER 13, 2021.

Date

Affiant Signature

9/22/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of September, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON