WARRANTY DEED

Karen Johnson Davidson County
Batch# 732021 **DEEDWARR**
10/08/2021 01:46:48 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20211008-0135690

O-VRES-21-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/4/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Thomas Meschery and Eleese Meschery	**Interlinc Mortgage Services, LLC**	
(NAME)	(NAME)	**042-16-0-125.00**
3741 Ardley Avenue	**5875 N Sam Houston Pkwy West**	
(ADDRESS)	(ADDRESS)	
Oakland, CA 94602	**Houston, TX 77086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK ANTHONY PILKINTON AND WIFE, CHRISTINE HELENE PILKINTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW THOMAS MESCHERY AND ELEESE MESCHERY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Blair Heights, Section IV, of record in Book 2331, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 126.84 feet on the Easterly side of Donna Drive and extends back 320.66 feet on the Northerly line and 312.32 feet on the Southerly line to a dead line measuring 133.67 feet thereon.

Being the same property conveyed to Mark Anthony Pilkinton and wife, Helen Christine Pilkinton by Warranty deed from Jack Boyd, Jr and wife, Betty R. Boyd of record in Book 6659, page 365, Register's Office for Davidson County, Tennessee, dated September 05, 1985 and recorded on September 18, 1985.

The name of the Grantee was inadvertently typed on the current vesting deed as Helen Christine Pilkinton. The correct names of the Grantees should have been Mark Anthony Pilkinton and wife, Christine Helene Pilkinton. The said Helen Christine Pilkinton and Christine Helene Pilkinton are one and the same person for the purpose of this conveyance.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 60, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Donna Dr, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF OCTOBER, 2021.

Mark Anthony Pilkinton

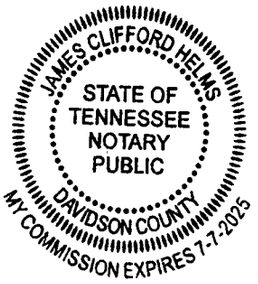
Christine Helene Pilkinton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of October, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)

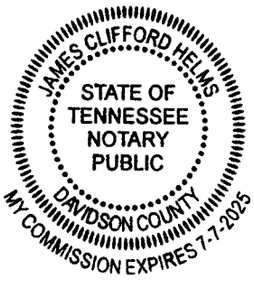


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of October, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)



RETURN TO:
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Nashville, TN 37212