Karen Johnson Davidson County
Batch# 741474 DEEDWARR
10/22/2021 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20211022-0141969

# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$455,000.00~~ 431,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

LAURA ELIZABETH MAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nicholas Karl Napier | New Owner | 097020A61200CO |
| (NAME) | (NAME) | |
| 2844 Whitebirch Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Eric L. Meacham and Nicholas Mark Warren,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Karl Napier,** 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. 612 on the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instruction No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric L. Meacham by deed dated July 14, 2017 from Beazer Homes, LLC, a Delaware limited liability Company, successor in interest to Beazer Homes Corp of Tennessee Corporation of record in Instrument No. 20170718-0072140, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2844 Whitebirch Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 13th day of September, 2021.

Eric L. Meacham

Nicholas Mark Warren joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Eric L. Meacham

State of Tennessee
County of Davidson

On this 13th day of September, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Eric L. Meacham and Nicholas Mark Warren, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

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

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Napier

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Jamika Jones, 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 9/13/2021.

Date

Jamika Jones
Affiant Signature

10/20/2021
Date

State of Tennessee
County of Rutherford

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

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY