39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 753896 DEEDWARR
11/12/2021 11:43:49 AM 2 pgs
Fees: $13.00 Taxes: $1,576.20

20211112-0150818

G-BC-21-809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

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)
Jane Meredith Siegel and Calvin Robinson Dyer	**Same as New Owner**	
(NAME) **1807 Beechwood Avenue**	(NAME)	**071-16-0-069.01**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **SHAWNA L. O'NEILL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANE MEREDITH SIEGEL, A SINGLE WOMAN, AND CALVIN ROBINSON DYER, A SINGLE MAN,** 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 part of Lot No. 14 on the Williams and Hays Belle View Plan, as of record in Book 332, Page 51, in the Register's Office for Davidson County, Tennessee, being part of Lot No. 14A on the resubdivision of Lot No. 5 and the southerly part of Lot No. 14 on the Williams and Hays Belle View Plan, described partly according to a survey made by John N. Sullivan, Civil Engineer, November 21, 1957, as follows:

Beginning on the northerly margin of Crockett Street at the southeast corner of the property conveyed to Charles Edward McWhirter and wife, Betty Sue McWhirter, by deed from WA. McWhirter and wife, of record in Book 3309, Page 169, said Register's Office; thence with said McWhirter's eastern boundary line North 7 degrees 44 feet (erroneously shown as 7044 degrees in prior deeds) East 136.4 feet to the southwest corner of the property conveyed to M.L. Randall and wife, by deed from Wm. P. McCord and wife, of record in Book 3508, Page 443, said Register's Office; thence with said Randall's southern boundary line South 79 degrees 27 feet East 50 feet; thence South 7 degrees 44 feet West 131.1 feet to the northerly margin of Crockett Street; thence with the same North 85 degrees 54 feet West 50 feet to the beginning.

Being the same property conveyed to Shawna L. O'Neill, an unmarried woman by Warranty Deed from Maria Wieck and Paul Wieck, wife and husband of record in Instrument No. 20170623-0063352, Register's Office for Davidson County, Tennessee, dated June 20, 2017 and recorded on June 23, 2017.

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 Book 332, Page 51, 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: **809 Crockett Street, Nashville, Tennessee 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 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 9th DAY OF NOVEMBER, 2021.

Shawna L. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWNA L. O'NEILL, 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 9th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212