Karen Johnson Davidson County
Batch# 761638 DEEDWARR
11/29/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20211129-0157106

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
File # P21-10005-PL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$505,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/12/2024
(AFFIX SEAL)

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shawn Meehan	NEW OWNER	
932 Riverside Drive		083-07-0-093.00 and 083-07-0-094.00
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDA LEE BROWN, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN MEEHAN, a married man,**

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:

Parcel One:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Being Lot No. 52 on the Map of the Robert E. Power Land, of record in Book 421, page 56, Register's Office of Davidson County as follows:

Said Lot No. 52 fronts 50 feet on the Westerly side of Riverside Drive and runs back 194 feet on the North line and 199 feet on the South line, to the Easterly right-of-way line of the right of the L and N Railroad, measuring 50 feet thereon.

Being the same property conveyed to Fred H. Brown and wife, Gertrude Brown by Warranty Deed from Richard T. Brown and wife, Evalyn C. Brown of record in Book 3340, Page 433, Register's Office for Davidson County, Tennessee, dated February 02, 1962 and recorded on February 02, 1962.

Being the same property conveyed to Doyle H. Brown by Quitclaim Deed from Gertrude Brown of record in Book 7819, Page 569, Register's Office for Davidson County, Tennessee, dated April 13, 1989 and recorded on April 18, 1989.

Being the same property conveyed to Linda Lee Brown by Quitclaim Deed from Doyle Harding Brown of record in Book 9408, Page 787, Register's Office for Davidson County, Tennessee, dated July 12, 1994 and recorded on July 15, 1994.

Parcel Two:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Being Lot No. 53 on the Map of the Robert E. Power Land, of record in Book 421, page 56, Register's Office of Davidson County as follows:

Said Lot No. 53 fronts 50 feet on the West side of Riverside Drive and runs back between parallel lines 199 feet on the North line and 204 1/2 feet on the South line, to the East line of the right of way of the Lewisburg and Northern Railroad.

Being the same property conveyed to Gertrude Brown by Warranty Deed from Fred H. Brown of record in Book 3467, Page 267, Register's Office for Davidson County, Tennessee, dated December 20, 1962 and recorded on December 20, 1962.

Being the same property conveyed to Doyle H. Brown by Quitclaim Deed from Gertrude Brown of record in Book 7819, Page 571, Register's Office for Davidson County, Tennessee, dated April 13, 1989 and recorded on April 18, 1989.

Being the same property conveyed to Linda Lee Brown by Quitclaim Deed from Doyle Harding Brown of record in Book 9408, Page 785, Register's Office for Davidson County, Tennessee, dated July 12, 1994 and recorded on July 15, 1994.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (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 governmental and zoning regulations.

This is property known as: **932 & 934 Riverside Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand(s) this the 19th day of November, 2021.

Linda Lee Brown

Linda Lee Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Lee Brown,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of November, 2021.

My Commission expires: 9/2/24

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Linda Teasley, 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 11-19-2021 (date of document).

Linda Teasley
Affiant Signature

11/22/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of November, 2021.

Taylor Anderson
Notary's Signature

MY COMMISSION EXPIRES: 07-03-2023

NOTARY'S SEAL

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023