BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 763291 DEEDWARR
11/30/2021 11:06:49 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20211130-0157871

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Shawn Meehan 4004 Hillsboro Pike Suite 216-B Nashville, TN 37215	Same	072-04-0-346.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherry Hesson, Trustee of the Revocable Trust of Shirley J. Cotten, dated May 6, 2019,** has this day bargained and sold, and does hereby transfer and convey unto the said **Shawn Meehan, married,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Map of Resubdivision Lots 4 and 5 of the Inglewood Golf Club Subdivision, of record in Book 4885, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CARL F. COTTEN AND WIFE, SHIRLEY J. COTTEN, by deed from H. T. COBB, JR. AND WIFE, SARAH L. COBB, of record in Book 5304, page 660, dated June 28, 1978, said Register's Office. The said Carl F. Cotten having since died on or about October 25, 2015, leaving Shirley J. Cotten the surviving tenant of the entirety. Being further conveyed to SHERRY HESSON, TRUSTEE OF THE REVOCABLE TRUST OF SHIRLEY J. COTTEN, DATED MAY 6, 2019, by quitclaim deed from SHIRLEY J. COTTEN, WIDOW, of record in Instrument No. 20190507-0042640, dated May 6, 2019, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$335,000.00**.
Subscribed and sworn to before me
this 24th day of November, 2021.
My Commission Expires: 4/27/2025

Affiant

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This is improved property located at 1512 Shelton Avenue, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 24 day of November, 2021.

Sherry Hesson, Trustee

SHERRY HESSON, Trustee of the Revocable Trust of Shirley J. Cotten, dated May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared the within named, **Sherry Hesson,** with whom I am personally acquainted (or proved her identity to me), in her capacity as **Trustee of the Revocable Trust of Shirley J. Cotten, dated May 6, 2019,** the bargainor, and acknowledged that she, with full authority so to do on behalf of the Trust, executed the foregoing for the purposes therein contained by signing on behalf of the Trust as Trustee.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 24 day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL L. TAGGART STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY