Karen Johnson Davidson County
Batch# 773415 DEEDWARR
12/14/2021 11:35:19 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20211214-0165164

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-03-2023

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203,

File No.: P21-4034-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael T. Meehan, Jr. and Abby Hall	New Owner	155020A03600CO
(NAME)	(NAME)	
120 Montcastle Court		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Thousand And No/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CURTIS A. BRDAR AND WIFE, CARLOTTA BRDAR, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL T. MEEHAN, JR. AND ABBY HALL, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE, HIS 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. 36 on the Plan of Montcastle Estates of record in Plat Book 6900, Page 326 and 327, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Return to:
Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
CM: 21114

Being the same property conveyed to Curtis A. Brdar and wife, Carlotta Brdar by Quitclaim deed from Anthony Thomas Brdar of record in Instrument No. 20030109-0004196 Register's Office for Davidson County, Tennessee, dated December 16, 2002 and recorded on January 9, 2003.

unimproved ☐
This is improved ☒ property, known as 120 Montcastle Court, Nashville, TN 37221
(House No.) (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 our hands this 6 day of December, 2021.

Curtis A. Brdar

Carlotta Brdar

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis A. Brdar and Carlotta Brdar, the bargainors, 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 they executed the within instrument of the purposes therein contained.

Witness my hand this 6 day of December, 2021.

M Catherine Clearwaters
Notary Public

My Commission Expires: 1-6-25

