Karen Johnson Davidson County
Batch# 778364 DEEDWARR
12/22/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,389.35
20211222-0168972

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C-21-8258

STATE OF TENNESSEE
COUNTY OF ~~Montgomery~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of December, 2021

Notary Public

Commission Expires: 6-24-22

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew J. Meunier and Michelle Meunier 1209 Pennock Avenue Nashville, TN 37207	New owner	071-15-0-426.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

My Tennessee Home Solutions, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew J. Meunier and Michelle Meunier, husband and wife

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. 29 on the Plan of Crutcher's Subdivision of a part of the Lucy H. Lindsley Property of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, described as follows:

Lot 29 fronts 50 feet on the East side of Pennock Avenue and runs back between lines, 166.36 feet on the North line and 164.94 feet on the South line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Roger W. Evans and wife, Gloria A. Evans, as tenants by the entirety by Warranty Deed from Eula Evans, unmarried of record in Instrument No. 20021106-0136223 Register's Office for Davidson County, Tennessee, dated October 29, 2002 and recorded on November 06, 2002. (Value of consideration shown in aforementioned deed $38,500.00.)

Being the same property conveyed to My Tennessee Home Solution LLC, a Tennessee Limited Liability Company by Warranty Deed from Roger W. Evans and wife, Gloria A. Evans, as tenants by the entirety of record in Instrument No. 20210928-0130374 Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on September 28, 2021. (Value of consideration shown in aforementioned deed $255,000.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 1209 Pennock Avenue, Nashville, Tennessee 37207.

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 7-15042-kp

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1209 Pennock Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 16th day of December, 2021.

My Tennessee Home Solutions, LLC, a Tennessee Limited Liability Company

By: _____
Charles Chandler

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **My Tennessee Home Solutions, LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 16th day of December, 2021.

_____
Notary Public
My Commission Expires: 9/18/24

B. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, manya alvizo, do hereby make oath that I am 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 December 16, 2021.

Affiant Signature

December 16, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th day of December, 2021.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

ERIN K SMIDT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY