WARRANTY DEED

Karen Johnson Davidson County
Batch# 779110 DEEDWARR
12/23/2021 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $858.03
20211223-0169605

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerilyn Sawyer	New Owner	
(NAME)	(NAME)	
5725 Clarksville Pike		029 00 0 175.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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 considerations, the receipt of which is hereby acknowledged, **we Billy H. Meeks and Anna Lisa Meeks, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jerilyn Sawyer and James Garner, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land situated in the 14th Civil District of Davidson County, Tennessee, being more commonly described as follows:

Beginning at a concrete marker in Julia Vidale's boundary line being in the southernly right-of-way line of 112 Highway, thence North 37 deg. W 118 ft. to a concrete marker in said highway line, thence South 55 deg. W 200 ft. to a concrete marker, thence marker, thence south 43 deg. E. 315 ft. to a concrete marker and saffrass pts, in the said Julia Vidale's west line, thence with her line north 2 deg. 37 min. east 226 ft. to the beginning, containing one acre, more or less.

TRACT II:

A tract of land situated in the 14th Civil District of Davidson County, Tennessee, BEGINNING at the northwest point of a lot conveyed to C.A. Zimmerle by Edna Lorience Zimmerle as of record in Book 1198, Page 430, R.O.D.C., thence North 37 degrees West 30 feet, thence South 55 West 200 feet to a stake, thence South 43 degrees, East to the southwest corner of said lot, containing 1/7 acre, more or less.

Being the same property conveyed to Billy H. Meeks and wife, Anna Lisa Meeks by Deed from Ernest H. Zimmerle the only heir at law of Lena Zimmerle, deceased and wife, Dorothy S. Zimmerle, dated 07/24/1997 and recorded 07/31/1997, of record in Book 10549, Page 697, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5725 Clarksville Pike, Joelton, TN 37080

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 17th day of December, 2021.

Billy H. Meeks

Anna Lisa Meeks

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy H. Meeks and Anna Lisa Meeks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of December, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Joshua A. Terry, 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 12/17/21.

Affiant Signature

12/20/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/20/21.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON