Karen Johnson Davidson County
Batch# 785632 DEEDWARR
01/05/2022 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220105-0002357

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2021.

Notary Public

My commission expires: 4/12/23

Gregory D. Vadner State of Tennessee Notary Public Sumner County

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Marie-Louise Burgard-Menefee and Matthew Owen Menefee | FirstBank | 133-06-0-091.00 |
| 3621 Floral Drive | 722 Columbia Avenue | |
| Nashville, TN 37211 | Franklin, TN 37064 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Ariel Eversoll, a single woman**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Marie-Louise Burgard-Menefee and Matthew Owen Menefee, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Shady Park, and a portion of a closed alley of record in Plat Book 2330, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ariel Eversoll, a single woman by Warranty deed from Isaac Beverly Chiles and Emily Catherine Chiles, husband and wife of record in Instrument No. 20190611-0056172 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 11, 2019.

This is improved property known as **3621 Floral Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of December, 2021.

Ariel Eversoll

**STATE OF TENNESSEE**
**COUNTY OF ~~DAVIDSON~~** Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ariel Eversoll, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of December, 2021.

Notary Public
My Commission Expires: May 7, 2024

SolomonParks File No. 21-000590-526




SP 11/2015

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 12/29/2021 (date of document).

Affiant Signature

12/31/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31 day of Dec., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

