WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

Karen Johnson Davidson County
Batch# 830037 DEEDWARR
03/28/2022 02:36:47 PM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20220328-0035691

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-020316

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TaylorMade Contracting LLC	Redowner	
(NAME) 1104 Oneida Ave	(NAME)	103-01-0-114
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION FIFTY THOUSAND AND NO/100 DOLLARS ($1,050,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MERIDIAN CONSTRUCTION COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAYLORMADE CONTRACTING LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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:

Being Lot No. 14, in Section 5, plat showing the division of the John B. Cowen property dated 5-24-47 by Norris Hickerson, Surveyor, not of record, described from a copy of said plat as follows:

Beginning in the Northwest corner of the intersection of Cowden Ave. with the South branch of Hill Circle and running N 74-25 E 148.2 ft. with the North boundary of Hill Circle to a stone in this boundary; thence N 6-30W 146.5 ft. to a stone on top of the hill, the common corner of Lots 13, 14 and 15; thence S 56-45 W 211.5 ft to a stone in the East boundary of Cowden Ave.; thence S 35 E with this boundary 79 ft to the beginning, being Lot No. 14 in Section V of the Cowden subdivision.

Being the part of the same property conveyed to Meridian Construction Company LLC by Warranty Deed from Herman H. Stevens, Sr. and wife, Barbara Ann Stevens, dated 10/14/2015 and recorded 10/19/2015, of record in Instrument 20151019-0106052, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 222 Marcia Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

MC22222

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 my/our hand(s) this the 23rd day of March, 2022

Meridian Construction Company, LLC

BY: _____
Amy H. Teeters, Member

BY: _____
Shane Teeters, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23rd day of March, 2022, before me personally appeared Amy H. Teeters and Shane Teeters, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of Meridian Construction Company, LLC, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of March, 2022.

_____
Notary Public

My Commission Expires: 05-05-2025

(SEAL)

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY