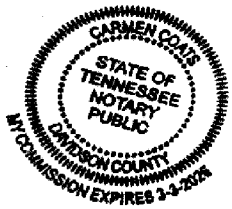
Karen Johnson Davidson County
Batch# 839975 DEEDWARR
04/14/2022 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220414-0043619

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lagunas Ochoa Homes, LLC	New Owner(s)	061-15-0-370.00
2451 Cumberland Parkway Southeast, SUITE 3253		
Atlanta, GA 30339		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAMMY M. KIMBROUGH AND BETTY L. MEADOR, HEIRs-AT-LAW OF THE ESTATE OF WELDON C. MEADOR, JR.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAGUNAS OCHOA HOMES, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the easterly 82.4 feet of Lots Nos. 277 and 278 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lots Nos. 277 and 278 fronts 82.4 feet on the northerly side of Stratford Avenue and runs back between parallel lines with the westerly margin of a 50-foot unnamed street 205 feet to a dead line.

Being the same property conveyed to Weldon C. Meador, Jr. by Warranty deed from Orene C. Pate, a widow of record in Book 4083, page 337, Register's Office for Davidson County, Tennessee, dated December 3, 1966 and recorded on December 6, 1966.

The said Weldon C. Meador, Jr. having died on or about January 1, 2015. See Affidavit of Heirship recorded on July 18, 2017 in Instrument No. 20170718-0071936. Said Affidavit of Heirship was executed by an interested party.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1211 Stratford Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of April, 2022.

The Estate of Weldon C. Meador, Jr.

By: _____
Tammy M. Kimbrough, Heir-at-Law

By: Betty L. Meador
Betty L. Meador, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tammy M. Kimbrough and Betty L. Meador, Heirs-at-Law of The Estate of Weldon C. Meador, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2022.

_____
Notary Public

My Commission Expires: _____

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/08/2022 ____ (date of document).

Affiant Signature

04/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025