Karen Johnson Davidson County
Batch# 857333 DEEDWARR
05/17/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20220517-0057021

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $925,000.00.

Affiant

Subscribed and sworn to me on 05/09/2022

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kedrin Meehan 4308 Charlotte Ave Nashville, Tennessee 3720	NEW OWNER	091-16-0-153.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Peter Curry and wife, Patricia Curry, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Kedrin Meehan, unmarried, hereinafter called "**GRANTEE**," her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 215 and 217, and the Easterly 5 feet of Lot No. 219, of Block 18, Plat No. 1, of West Nashville, as of record in Plat Book No. 1, of West Nashville, as of record in Book 57, Page 74, and 75 Register's Office for Davidson County, Tennessee, being further described by survey of William Marlin Keil, M&K, Inc., dated November 1986, as follows:

Beginning at an iron pin in the Northerly margin of Charlotte Avenue, said pin being the Southeast corner of the property conveyed to Joseph R. Dockery by deed of record in Book 5567, Page 809, of the Register's Office for Davidson County, Tennessee; thence with Dockery's Easterly boundary, North 3 deg. 52' 28" West 150.0 feet to an iron pin; thence, South 86 deg. 07' 32" East 55.0 feet to an iron pin; thence, South 3 deg. 52' 28" East 150.0 feet to an iron pin in the Northerly margin of Charlotte Avenue; thence with the Northerly margin of Charlotte Avenue; North 86 deg. 07' 32" West 55.0 feet to the point of beginning, containing 8,250 square feet (0.189 acres), more or less.

Being the same property conveyed to Peter Curry and wife, Patricia Curry, by Special Warranty Deed from Byung Sik Son and Sungho Son, of record in Instrument No. 20121010-0092730 in the Register's Office of Davidson County, Tennessee, dated October 10, 2012, and recorded on October 10, 2012.

The conveyance of the above-described parcel of land is subject to the following:

1. County of Davidson taxes for the year 2022 and thereafter, not yet due and payable;
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Book 57, Page(s) 74-75;
3. Easement for communications, recorded in Book 7992, Page 997;
4. Rights of others in and to the use of Alley 1200; and
5. Rights or claims of tenants under unrecorded leases.

This property is also known as improved property located at 4308 Charlotte Ave, Nashville, Tennessee 37209.

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, her successors and assigns, forever, and GRANTORS do hereby covenant with the said GRANTEE that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantee, his/her successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 05/09/2022.

Peter Curry

Patricia Curry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On 05/09/2022, before me personally appeared Peter Curry and Patricia Curry, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 05/09/2022.

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on May 9, 2022.

Signature May 9, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on May 9, 2022.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY