Karen Johnson Davidson County
Batch# 857594 DEEDWARR
05/18/2022 10:47:49 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220518-0057369

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 12th day of May, 2022.

Notary Public
My commission expires: 6-25-26

Address of New Owner:	Send Tax Bills to:	Tax Information
Easy Holdings, LLC 611 Neill Ave Nashville, TN 37206	e Same	082-07-0-305.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Meade, a Married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Easy Holdings, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), their heirs 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 No. 64 on the Map of Lindsley Plan of Lots, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen F. Meade, married, by Warranty Deed from James Edward Underwood, as successor in interest to ACU I, LLC, dated August 2, 2000 of record as Instrument No. 20000802-0076877, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Helen Katherine Creason Pedro Meade by Quitclaim Deed from Stephen F. Meade to create an estate by the entireties dated August 24, 2006 of record as Instrument No. 20060828-0126538, Register's Office for Davidson County, Tennessee. Further, being part of the same property vested to Stephen Foster Meade by Final Decree by the Circuit Court for Sumner County, Tennessee, at Gallatin (Docket No. 28543) from Kimberly Alexander Meade dated July 28, 2006 of record as Instrument No. 20120801-0067860, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Stephen Foster Meade by Quitclaim Deed from Kimberly Alexander Meade dated October 3, 2006 of record as Instrument No. 20061003-0122263, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 700 Meridian St, Nashville, TN 37207

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 12th day of May, 2022.

Stephen Meade

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Meade,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 12th day of May, 2022.

Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2022057421