Karen Johnson Davidson County
Batch# 863046 DEEDWARR
05/26/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220526-0061285

WARRANTY DEED

KENDRA D. TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

File No. BC-22-2439

STATE OF TENNESSEE
COUNTY OF DAVIDSON
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 20th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 1/11/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Meehan and Shawn Meehan	Same as Owner	
(NAME)	(NAME)	
P.O. Box 121986		147-15-0-205.00, 147-15-0-204.00, 147-15-0-203.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jerry W. Smith and Darlene Cain Smith, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Meehan and Shawn Meehan,** HEREINAFTER CALLED THE GRANTEE, 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 Lots 1, 2 and 3 on the Plan of Final Plat of Resubdivision of Lots 114 and 116, Whispering Hills, Section I of record in Plat Book 6250, Page 695, 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 Jerry W. Smith and wife, Darlene Cain Smith by Warranty deed from James Craig and wife, Nancy Evelyn Craig of record in Instrument No. 20001005-0099092 Register's Office for Davidson County, Tennessee, dated October 04, 2000 and recorded on October 05, 2000.

This is property more commonly known as 546 Whispering Hills Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 20th day of May, 2022.

Jerry W. Smith

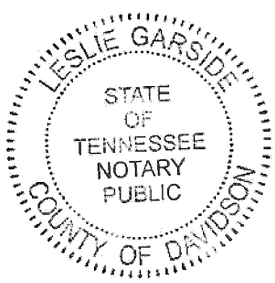
Darlene Cain Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2022, before me personally appeared Jerry W Smith and Darlene Cain Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2022.

Notary Signature
My commission expires: 1/3/23



Tennessee Certification of Electronic Document

I, Millissa Low, 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 5/20/22 (date of document).

Affiant Signature

5/20/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: March 3, 2024

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON