Karen Johnson Davidson County
Batch# 881816 DEEDWARR
06/30/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20220630-0076052

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this the 27th day of June, 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:
Ritu Verma	~~New Owner(s)~~ Chase Reads c/o	104-02-0A-022.00-CO
201 Acklen Park Drive #22	700 Kansas Lane	
Nashville, TN 37203	Monroe, LA 71203	

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, **THE MEGGS FAMILY LIMITED PARTNERSHIP, A PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RITU VERMA, AN UNMARRIED PERSON**, 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:

Being Unit No. 22 on the Plan of Acklen Place Condominium, a Horizontal Property Regime, of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of said unit, together with an undivided 1/34 interests in all common areas.

Being the same property conveyed to Elizabeth B. Meggs by Warranty deed from Union Development Company, Inc. of record in Book 6107, page 176, Register's Office for Davidson County, Tennessee, dated August 01, 1983 and recorded on August 02, 1983. (Value or consideration shown in aforementioned deed $39,900.00.)

Being a portion of the same property conveyed to The Meggs Family Limited Partnership, a Tennessee Limited Partnership by Quitclaim deed from Elizabeth B. Meggs, a widow, also known as Elizabeth Brewster Meggs of record in Book 10218, page 181 Register's Office for Davidson County , Tennessee, dated August 22, 1996 and recorded on October 07, 1996.

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 201 Acklen Park Drive #22, Nashville, TN 37203, 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 27th day of June, 2022.

Meggs Family Limited Parntership, a Partnership

By: Meggs, Inc

By: Elizabeth Meggs Browning Family Trust

By: _____
Barbara Joan Browning, Trustee

By: _____
Beverly Anne Browning, Trustee

_____
Barbara Joan Browning

_____
Beverly Anne Browning

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 Barbara Joan Browning and Beverly Anne Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the Elizabeth Meggs Browning Family Trust shareholder of Meggs, Inc., Partner of the Meggs Family Limited Parntership, a Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2022.

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 June 30, 2022 (date of document).

Affiant Signature

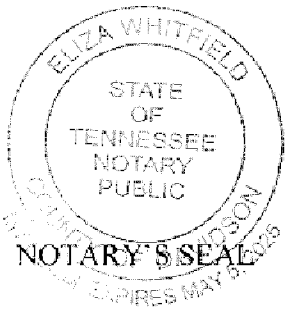
June 30, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025