6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 900649 DEEDWARR
08/09/2022 08:36:22 AM 2 pgs
Fees: $13.00 Taxes: $3,174.60

20220809-0090321

G=BR-22-1810B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $858,000.00.

Affiant **Theresa L. Smith**

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2022.

Notary Public **Justin D. Tatum**

MY COMMISSION EXPIRES: 9/6/2022
(AFFIX SEAL)

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Drew Kiel and Cassandra Kiel	**Hometown Lenders Inc.**	
(NAME)	(NAME)	
1810B Cloverleaf Drive	**350 The Bridge Street Suites 116, 200, & 202**	072-12-0P-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Huntsville, AL 35806**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS MEEHAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto Drew Kiel & Cassandra * hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: Kiel, husband and wife

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 1810 Cloverleaf Drive Homes a Horizontal Property Regime With Private Elements, as shown on Exhibit "B" of 1810 Cloverleaf Drive Homes a Horizontal Property Regime With Private Elements, of record in Instrument No. 20210608-0076597, 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 a portion of the same property conveyed to Nicholas Buda, an unmarried man and Ashley Bosshart, an unmarried woman by Warranty deed from David T. Phillips, Jr., unmarried of record in Instrument No. 20200302-0023195 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

Being a portion of the same property conveyed to Dennis Meehan, married by Warranty deed from Nick Buda, an unmarried man and Ashley Bosshart, an unmarried woman of record in Instrument No. 20210505-0060496 Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 05, 2021.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 202106080076597, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3000, Page 528, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1810B Cloverleaf Drive, Nashville, Tennessee 37216**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 2nd DAY OF AUGUST, 2022.

Dennis Meehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 2nd of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212