WARRANTY DEED

Karen Johnson · Davidson County
Batch# 904136 **DEEDWARR**
08/16/2022 12:25:28 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20220816-0092812

LR-EH-22-525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Easy Holdings, LLC	**New Owner**	
(NAME)	(NAME)	
604 Gallatin Ave Ste 205		**071-08-0-354.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **STEPHEN F. MEADE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EASY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County being Lot No. 31 on the Map of Rawls' Tract not of record and described according to a copy of a survey made by Z.J. Wilkenson, Surveyor, October 18, 1947, as follows: Beginning at a point on the Northerly margin of Edwin Avenue, at the corner of Nos. 31 and 32; Thence with the line between said lots Northerly 184 feet to a point; thence Easterly 50 feet to a point, the corner of Lots Nos. 30 and 31; thence with the line between said lots Southerly 184 feet to the Northerly margin of Edwin Avenue; thence with the margin of same, Westerly 50 feet to the point of beginning.

Being a portion of the same property conveyed to Stephen F. Meade by deed from Fannie D. McDonald of record in Book 8263, page 392 Register's Office for Davidson County , Tennessee, dated December 21, 1990 and recorded on December 26, 1990.

Being a portion of the same property conveyed to Lee Putnam, Trustee by Quit Claim deed from Sandra Meade of record in Book 9099, page 970 Register's Office for Davidson County , Tennessee, dated September 10, 1993 and recorded on September 13, 1993 and within the same deed the said Lee Putnam, Trustee conveyed his interest in the subject property to Stephen F. Meade.

Being a portion of the same property conveyed to Stephen F. Meade and Helen Katherine Creason Meade by Quit Claim deed from Stephen F. Meade of record in Instrument No. 20060828-0106324 Register's Office for Davidson County, Tennessee, dated August 28, 2006 and recorded on August 28, 2006.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **525 Edwin St, Nashville, Tennessee 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; 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 12th DAY OF AUGUST, 2022.

Stephen F. Meade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN F. MEADE, 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 12th of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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