WARRANTY DEED

Karen Johnson Davidson County
Batch# 904491 **DEEDWARR**
08/17/2022 02:05:54 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20220817-0093305

LR-EH-22-1705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

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)
1705 10th Ave N, LLC	New Owner	
(NAME)	(NAME)	
604 Gallatin Rd Ste 205		081-12-0-014.00
(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**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1705 10TH AVE N, LLC,** 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, Tennessee, Being Lot No. 285 on the Plan of McGavocks Addition, as of record in Book 21, page 23, Registers Office for said County. Said lot fronts 50 feet on the westerly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines, 150 feet to an alley

Being the same property conveyed to Stephen Meade by Special Warranty deed from Equicredit Corporation of America of record in Instrument No. 20011121-0127839 Register's Office for Davidson County, Tennessee, dated November 13, 2001 and recorded on November 21, 2001.

Being a portion of the same property conveyed to Halen Katherine Creason Meade by Quitclaim deed from Stephen F. Meade of record in Instrument No. 20060928-0119917 Register's Office for Davidson County, Tennessee, dated September 27, 2006 and recorded on September 25, 2006 .

Helen Katherine Creason Meade having sincce died April 29, 2010 leaving Stephen F. Meade as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, 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: 1705 10th Ave N, Nashville, Tennessee 37208.

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.

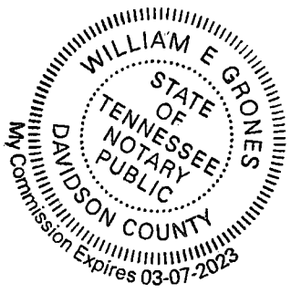
Stephen F. Meade

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