Karen Johnson Davidson County
Batch# 909237 DEEDWARR
08/29/2022 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20220829-0097094

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/3/26

(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DM-EXIT-22-2605

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)
Arush Arora	Zillow Home Loans	
(NAME)	(NAME)	**135-16-0A-067.00-CO**
2605 Somerset Dr	10975 El Monte St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Overland Park KS 66211	
(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, **CONNIE MEALER, SINGLE AND AMANDA DAINE MEALER, SINGLE AND SUZANNE MEALER, SINGLE AND WENDY MEALER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARUSH ARORA, A MARRIED MAN,** 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. 122 on the Plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village of record in Plat Book 5200, Page (s) 186 through 189, all inclusive, 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 Larry D. Mealer, unmarried by Warranty deed from Loren J. Helbig and wife, Sarah C. Helbig of record in Instrument No. 20011002-0106739 Register's Office for Davidson County, Tennessee, dated September 14, 2001 and recorded on October 02, 2001.

The said Larry D. Mealer having since died intestate on March 03, 2020. The property vesting at his death in Cindy Mealer, Amanda Mealer, and Suzanne Mealer as his sole surviving heirs at law as evidenced by Affidavit's of Heirship of Record in Instrument Numbers 202208290097090 and 202208290097091 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page(s) 186 through 189, 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 Nashboro Villages of record in Book 4827, Page 14, Book 5465, Page 561 and Book 5588, Page 429, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20150914-0093006, Instrument No. 20160516-0048519, Instrument No. 20180612-0056546, Instrument No. 20190531-0051795 and Instrument No. 20201027-0124256, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 4828, Page 434 and Book 5576, Page 419, in the Register's Office for Davidson County, Tennessee.
- Easement to Colonial Pipeline of record in Book 3955, Page 180, Book 4588, Page 473, Register's Office for Davidson County, Tennessee and Minute Book 75, Page 192 , Chancery Court for Davidson County, Tennessee.
- Overhead Power Line Easements of record in Book 4821, Page 111, Register's Office for Davidson County, Tennessee.
- Easement for TVA Line Easement of record in Book 437, Page 14, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2605 Somerset Dr, Nashville, Tennessee 37217**.

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 26 DAY OF AUGUST, 2022.

Connie Mealer

Connie Mealer

Amanda Daine Mealer

Amanda Daine Mealer

Suzanne Mealer by Margaret Means as Attorney-in-Fact

Suzanne Mealer by Margaret Means as Attorney-in-Fact

Wendy Mealer by Amanda Daine Mealer as Attorney-in-Fact

Wendy Mealer by Amanda Daine Mealer as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNIE MEALER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA DAINE MEALER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of , and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 26th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SUZANNE MEALER, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 26th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA DAINE MEALER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WENDY MEALER, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 26th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8-26-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8-26-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** August **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM