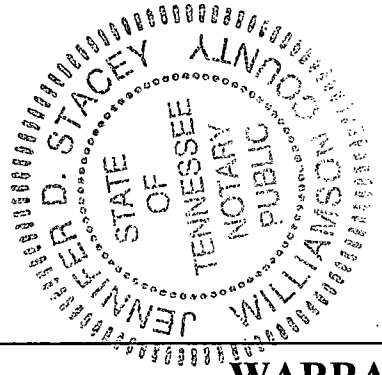
Karen Johnson Davidson County
Batch# 918328 DEEDWARR
09/19/2022 11:31:36 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20220919-0104071



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Will

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 10/11/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francesca Gruppi and Jonathan Edward Schmitz	New Owner	115-01-0-038
(NAME)	(NAME)	
949 Plateau Parkway		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERIC L. MERIWETHER AND TEMPEST J. MERIWETHER, A MARRIED COUPLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANCESCA GRUPPI AND JONATHAN EDWARD SCHMITZ, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 231 on the Addition to West Meade Hills and Resubdivision of Lot 80, West Meade Hills, Section 3, Revised, as shown on plat of record in Plat Book 3600, Page 18, in the Register's Office for said County, to which Plan reference is hereby made for a more complete particular description.

Being the same property conveyed to Eric L. Meriwether and Tempest J. Meriwether, husband and wife by Deed dated November 19, 2021 from Deborah Williams, a widow, recorded December 1, 2021, in Instrument Number 202112010158483, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 949 Plateau Parkway, Nashville, TN 37205

LT&E File #19584

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 16th day of September, 2022

Eric L. Meriwether

Tempest J. Meriwether

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of September, 2022, before me personally appeared Eric L. Meriwether and Tempest J. Meriwether, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2022.

Notary Signature
My commission expires: 5/20/2024

BRAD DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

LT&E File #19584