Karen Johnson Davidson County
Batch# 938891 DEEDWARR
11/07/2022 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20221107-0119686

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Nick Irwin and Mark Miller 1502 Lischey Ave Nashville TN 37207	New Owner	071-12-0-391-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shawn Meehan, married person** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Irwin and Mark Miller, spouses married to each other ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision Plat of Lot No. 1, Plan of Trinity Heights Addition, a plat of which is of record as Instrument No. 20210616-0081354, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to James C. Baker and wife Marsha J. Baker by Warranty deed from Harold Cobb, Annie Mai Myers, Vernon C. Faye Blair of record in Book 9416, page 102, Register's Office for Davidson County, Tennessee, dated July 20, 1994 and recorded on July 25, 1994.

Being the same property conveyed to Shawn Meehan, a married person by Warranty deed from James C. Baker and Marsha J. Baker, husband and wife of record in Instrument No. 20210708-0092268 Register's Office for Davidson County, Tennessee, dated July 07, 2021 and recorded on July 08, 2021.

(For informational purposes only)
Also known as: 1502 Lischey Avenue, Nashville, TN 37207

The property described above was used for investment purposes only and has never been the residence of the Grantor

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of October, 2022.

Shawn Meehan (SEAL)

Shawn Meehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2022, before me personally appeared Shawn Meehan, 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 31st day of October, 2022.

M.R. Schodroski

Notary Signature
My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of November, 2022.

Notary Public
My commission expires:
File No. 2022-1213

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-28-2025

Certificate of Authenticity

I, Beth Cooper, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on November 1, 2022

Affiant Signature

November 1, 2022
Date

State of Tennessee
County of Davidson
Sworn to and subscribed before me this
1st day of November, 2022

Notary's Signature

My Commission Expires: 1/3/23
Notary's Seal (if on paper)

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206