WARRANTY DEED

Karen Johnson Davidson County
Batch# 942690 **DEEDWARR**
11/18/2022 09:25:34 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20221118-0122638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Springdale Development, LLC	Same as New owner	
(NAME)	(NAME)	
2500 21st Ave S.		118 10 0 068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I , **SHAWN MEEHAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPRINGDALE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 7 on the Plan of Part of the O. F. Noel Estate Pleasant Valley, as shown on Plat of record in Plat Book 1424, Page 63, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn Meehan, Married, by Warranty Deed from Jackie Ferrell Knight and Ashley Laws Knight, Husband And Wife, of record in Instrument No. 20220315-0029753, in the Register's Office of Davidson County, Tennessee, dated March 10, 2022 and recorded on March 15, 2022.

Being the same property conveyed to Jackie Ferrell Knight and Ashley Laws Knight, husband and wife, by Quitclaim Deed from Jackie Ferrell Knight, an unmarried man, and Ashley Rebekah Laws, an unmarried woman, of record in Instrument No. 20210304-0028588, in the Register's Office of Davidson County, Tennessee, dated February 25, 2021 and recorded on March 04, 2021.

Being the same property conveyed to Jackie Ferrell Knight, An Unmarried Man and Ashley Rebekah Laws, An Unmarried Woman, by Warranty Deed from Zachary D. Davis and Amanda N. Davis, Husband And Wife, of record in Instrument No. 20190619-0059237, in the Register's Office of Davidson County, Tennessee, dated June 17, 2019 and recorded on June 19, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This was not the marital residence for the Grantor.

This is unimproved _ / improved x property, known as 3415 Springbrook Dr., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 16th day of November, 2022

SHAWN MEEHAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn Meehan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public