20221437R Karen Johnson Davidson County Batch# 943778 DEEDWARR 11/22/2022 10:41:30 AM 3 pgs Fees: $18.00 Taxes: $3,478.00 20221122-0123619	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $940,000.00. Affiant Subscribed and sworn to before me, this the 21st day of November, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

#37408

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Patricia J. Cottrell	New Owner	**132-01-0A-009-00-CO**
1037 Saint Andrews Place	1037 Saint Andrews Place	
Nashville, TN 37204	Nashville, TN 37204	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elise Meade, an unmarried woman, and Russell Meade, II, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia J. Cottrell, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of St. Andrews Place of record in Plat Book 6250, Page 909, 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 Russell Meade II and Elise Meade, husband and wife by Warranty Deed from Ralph R. Parther and Paula H. Parther, husband and wife of record in Instrument No. 20200708-0074046 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on July 08, 2020.

Elise Meade and Russell Meade II having since divorced (Docket No. 22D843 in the Fourth Circuit Court for Davidson County, Tennessee).

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (x) unimproved (_) property known as 1037 Saint Andrews Place, Nashville, TN 37204.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 21st day of November, 2022:

Elise Meade
Elise Meade

Russell Meade II by Ryan Rafoth his attorney in fact
Russell Meade, II by Ryan Rafoth, his Attorney-In-Fact

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Elise Meade, 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, at office, this the 21st day of November, 2022.

My Commission Expires: 5/18/24

Notary Public

WILLIAMSON COUNTY RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Russell Meade II ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 21st day of November, 2022.

My Commission Expires: 1/14/26

Notary Public

SYDNEY LASCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/21/22

GEORGE E. MUDTER, JR.
Dated 11/21/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/21/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

