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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 944327 DEEDWARR
11/23/2022 11:10:57 AM 3 pgs
Fees: $18.00 Taxes: $4,569.50

20221123-0123996

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Michael Weldon Diana and Brittney Kerner 1806 6th Ave N Nashville, TN 37208	Newowner	081-08-1O-002.00-CO

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 , as his sole and separate** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Weldon Diana, and Brittney Kerner,** _____ "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B on the Plan of 1806 6th Avenue North Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210318-0036088, 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 a portion of the same property conveyed to Alexander Wells and wife, Dorothy M. Wells by Warranty deed from Mafalda S. Davidson and Harriette Henryne Davidson of record in Book 3098, page 455, Register's Office for Davidson County, Tennessee, dated June 27, 1960 and recorded on July 07, 1960..

Being a portion of the same property conveyed to Hensley Group LLC by Warranty deed from Dorothy M. Wells of record in Instrument No. 20210222-0021400 Register's Office for Davidson County, Tennessee, dated February 16, 2021 and recorded on February 22, 2021.

Being a portion of the same property conveyed to Shawn Meehan, as his sole and separate property by Warranty deed from Hensley Group LLC of record in Instrument No. 20210308-0029716 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on March 08, 2021.

(For Informational Purposes Only)
Also known as: 1806 6th Avenue North, Nashville, TN

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 $1,235,000.00, 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
2nd day of November, 2022.

Notary Public
My commission expires:
File No. 2022-1229

