Karen Johnson Davidson County
Batch# 950872 DEEDWARR
12/13/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,189.40
20221213-0129252

WARRANTY DEED

LINZIE HALL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

JM-VRE-22-1213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $862,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Galipeau and Beverly Galipeau	**NEW OWNER**	
(NAME)	(NAME)	**071-16-0-223.00**
1213 N 6th St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MICHELLE MEERE AND TODD ALTIC, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES GALIPEAU AND BEVERLY GALIPEAU, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 174 and the Southerly 15 feet of Lot No. 175 on the Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 174 and the Southerly Part of Lot No. 175 front together 45 feet on the Easterly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Michelle Meere and Todd Altic, wife and husband by Warranty deed from Robert Darnell Ward, single of record in Instrument No. 20220222-0019968 Register's Office for Davidson County, Tennessee, dated February 17, 2022 and recorded on February 22, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 N 6th St, Nashville, Tennessee 37207**.

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 hand(s) this the 9th DAY OF DECEMBER, 2022.

Michelle Meere

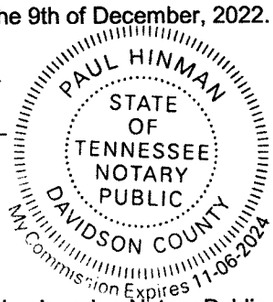
Todd Altic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

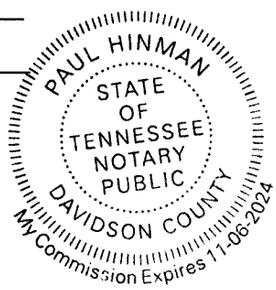


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Katie Smith, 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

12/9/22.

Date

Affiant Signature

12/9/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 9th day of December 20 22.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

