Karen Johnson Davidson County
Batch# 954444 DEEDWARR
12/22/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20221222-0132115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/26

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #22-DM-2115-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wesley Hadley and Sophia Hadley		
(NAME)	(NAME)	
2115 Geneiva Dr.	same as	**072 08 0 089.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	new owner	
(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, **ADAM S. MEYER AND NIKKI MEYER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY HADLEY, AND SOPHIA HADLEY, 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. 23 on the Plan of Geneiva Heights, as of record in Book 2083, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Adam S. Meyer and wife, Nikki Meyer, by Warranty Deed from John H. Wilkinson and wife, Sandra G. Wilkinson, of record in Book 9390, Page 246, in the Register's Office of Davidson County, Tennessee, dated June 24, 1994 and recorded on June 28, 1994.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Geneiva Heights, as recorded in Plat Book 2083, Page(s) 65.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2204, Page 601.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2115 Geneiva Drive, Nashville, TN 37216.

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 21st day of December, 2022.

Adam S. Meyer

Nikki Meyer, also known as Nikki Lynn Meyer,
by Adam Stanley Meyer, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2022, before me personally appeared Adam S. Meyer, 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 21st day of December, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Adam Stanley Meyer, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Nikki Meyer, also known as Nikki Lynn Meyer, by authorization shown in Durable Power of Attorney recorded in Instrument Number 20220818-0093556, Davidson County Register's Office, and acknowledged that he executed the same as the free act and deed of the said Nikki Meyer, also known as Nikki Lynn Meyer.

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

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Paul Soper, 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 Dec. 21, 2022 (date of document).

Affiant Signature

Dec. 21, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

