WARRANTY DEED

Karen Johnson Davidson County
Batch# 967871 **DEEDWARR**
02/06/2023 12:19:29 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20230206-0008498

BS-HT-22-2914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

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)
Honky Tonk Homes, LLC	**New Owner**	
(NAME)	(NAME)	
1700 State St #155		**150-07-0-307.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **JERRY L. PARDUE AND CAROL E. MERIWETHER A/K/A CAROL PARDUE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HONKY TONK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 14A on the Plan of Zone Lot Division of Lot 14, Woodymore Heights of record in Plat Book 8250, Page 622, 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 Jerry L. Pardue, an unmarried man, and Carol E. Meriwether, an unmarried woman, tenants in common with rights of survivorship, by Warranty deed from Kim Renea Mitchell and husband, Michael Wayne Mitchell, of record in Book 11647, page 402, Register's Office for Davidson County, Tennessee, dated August 31, 1999 and recorded on September 02, 1999.

Jerry L. Pardue and Carol E. Meriwether, now married to each other.

Carol E. Meriwether being one and the same as Carol Pardue.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 645 and revised as Book 8250, Page 622, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6964, Page 617, in the 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: **2914 Woodymore Ct, Antioch, Tennessee 37013**.

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 30th DAY OF JANUARY, 2023.

Jerry L. Pardue

Carol E. Meriwether

STATE OF ~~TENNESSEE~~ Louisiana
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY L. PARDUE, 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 30th of January, 2023.

Notary Public
My Commission Expires: With Life
(SEAL)

Cedric Morgan
Notary Public
Notary ID No. 157234
Jefferson Parish, Louisiana

STATE OF ~~TENNESSEE~~ Louisiana
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL E. MERIWETHER, 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 30th of January, 2023.

Notary Public
My Commission Expires: With Life
(SEAL)

Cedric Morgan
Notary Public
Notary ID No. 157234
Jefferson Parish, Louisiana

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