RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 972418 DEEDWARR
02/21/2023 10:21:25 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20230221-0012067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Meehan 401K Trust	Shawn Meehan	
(NAME) 5011 Cherrywood Dr.	(NAME) 204 Timberline Ct.	147 15 0 011.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID R. BERGFELD AND TARA BERGFELD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN MEEHAN, TRUSTEE OF THE SHAWN MEEHAN 401K TRUST,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 56, Plan of Whispering Hills, Section I, as shown on plat of record in Plat Book 2331, Pages 82, 83 and 84, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David R. Bergfeld and Tara Bergfeld, by Warranty Deed from Sean McDonald and Jacqueline McDonald, of record in Instrument No. 20101028-0086429, in the Register's Office of Davidson County, Tennessee, dated October 26, 2010 and recorded on October 28, 2010.

Tara Bergfeld herein signed as Attorney in fact for David R. Bergfeld. Said Power of Attorney is of record Instrument No. 20230221-0012005 **in the Registers office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5011 Cherrywood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of February, 2023.

David R. Bergfeld By: Tara Bergfeld, Attorney In Fact

DAVID R. BERGFELD BY: TARA BERGFELD, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tara Bergfeld, to me known to be the person who executed the foregoing instrument on behalf of David R. Bergfeld and acknowledged that he/she executed the same as the free act and deed of David R. Bergfeld.

Witness my hand and official seal this 15th day of February, 2023.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public

Witness my hand this 15th day of February, 2023.

TARA BERGFELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tara Bergfeld, the 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 15th day of February, 2023.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public