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

Karen Johnson Davidson County
Batch# 976128 DEEDWARR
03/02/2023 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $4,547.30
20230302-0015043

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Anna Gretchen Hommrich and Grayson H. Adams 1804 6th Ave N. Nashville TN 37208	Same as Owner Property	081-08-1O-001-00

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, a married man as his sole and separate property** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Grayson H. Adams, unmarried, and Anna Gretchen Hommrich, unmarried, as Tenants in Common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A 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.

Said Alexander Wells became deceased, vesting Dorothy M. Wells as surviving tenant.

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.

The property described above was used for investment purposes only and has never been the residence of the Grantor.

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 23rd day of February, 2023.

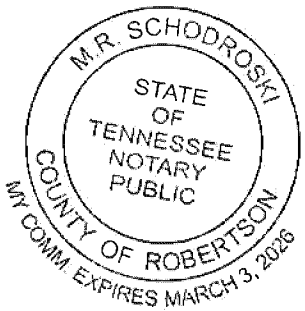
Shawn Meehan (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2023, 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 23rd day of February, 2023.

M.L Schodrosk
Notary Signature
My commission expires: 3/3/2026



AFFIDAVIT OF VALUE

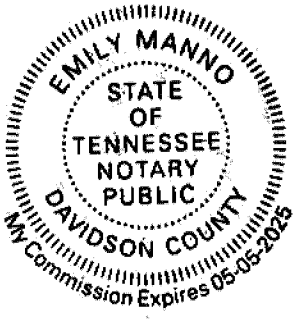
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $1,229,000.00, 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
23rd day of February, 2023.

_____
Notary Public
My commission expires:_____
File No. 2023-1284



Certificate of Authenticity

I, Emily Manno, 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 2/23/23.

Date

Affiant Signature

2/23/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of Feb., 20 23.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026