Karen Johnson Davidson County
Batch# 994124 DEEDWARR
04/19/2023 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230419-0028845

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 2nd day of March, 2023.

Notary Public
My Commission Expires: 11-06-24

2023-55

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bawi Lian Kim Bawi and Esther Sui Bawi	New Owner	
3665 Wood Bridge Drive		136 07 0 181.00
Nashville, TN, 37217		

WARRANTY DEED

For and in 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

Charles P. Meyer, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bawi Lian Kim Bawi, Shwe Za Bawi and Esther Sui Bawi,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being all of Lot No. 396 on the plan of Section Six, Priest Lake Park of record in Plat Book 5050, Page 21-22, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles P. Meyer, a single man by Warranty Deed from James C. Davis and Yolanda Davis, husband and wife, dated November 14, 2019 and recorded on November 20, 2019 as Instrument No. 20191120-0119999, Register's Office for Davidson County, Tennessee.

Megan Conley, spouse of Charles P. Meyer, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

Charles P. Meyer and Charles P. Meyer, III being one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3665 Wood Bridge Drive, Nashville, TN 37217.**

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 our hands this 1st day of March, 2023.

Charles P. Meyer

Megan Conley

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 Charles P. Meyer and Megan Conley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2023.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025



Tennessee Certification of Electronic Document

I, Britney Garner 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 3/1/23 (date of document).

Affiant Signature

4/14/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of March, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025