Karen Johnson Davidson County
Batch# 1005157 DEEDWARR
05/18/2023 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230518-0037501

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 16 day of May, 2023.

Notary Public
My commission expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jose Luis Hernandez and Lisseth Pleitez 256 Sunrise Ave. Nashville, TN 37211	New Owner	133-02-0 003.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHRYN G. MEUSHAW A/K/A KATEY MEUSHAW, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSE LUIS HERNANDEZ AND LISSETH PLEITEZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of William Lee Subdivision of Roth Property of record in Plat Book 1130, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 60 feet on the northerly margin of Sunrise Avenue and extends back 179.76 feet on the easterly line and 179.11 feet on the westerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Katey Meushaw, by deed dated 02/16/2023, from Michael Chase, of record in Instrument No. 20230313-0017983, Register's Office for said County.

Also being the same property conveyed to Katey Meushaw and Michael Chase, wife and husband, by deed dated 09/10/2014, from Andrew Terrell, unmarried, of record in Instrument No. 20140916-0084643, Register's Office for said County.

Kathryn G. Meushaw and Katey Meushaw are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 256 Sunrise Ave., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16th day of May, 2023.

Kathryn G. Meushaw a/k/a Katey Meushaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn G. Meushaw a/k/a Katey Meushaw, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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

5/16/23.

Date

Affiant Signature

5/16/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16 day of May, 2023.

Notary's Signature

My Commission Expires: 11-17-24

Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY