WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011807 DEEDWARR
06/06/2023 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20230606-0042948

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

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
Andrew Parker and Saadia Parker	NEW OWNER	
(NAME)	(NAME)	
1512B Shelton Ave		072 04 0B 002.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I, **SHAWN MEEHAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW PARKER AND SAADIA PARKER, HUSBAND AND WIFE,** 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 Unit B of Fifteen-Twelve Shelton Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Fifteen-Twelve Shelton Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220114-0006045, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Fifteen-Twelve Shelton Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220114-0006045, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Shawn Meehan, married, by Warranty Deed from Sherry Hesson, Trustee of the Revocable Trust of Shirley J. Cotten, dated May 6, 2019, of record in Instrument No. 20211130-0157871, in the Register's Office of Davidson County, Tennessee, dated November 24, 2021 and recorded on November 30, 2021.

Being a part of the same property conveyed to Sherry Hesson, Trustee of the Revocable Trust of Shirley J. Cotten, dated May 6, 2019, by Quitclaim Deed from Shirley J. Cotten (widow), of record in Instrument No. 20190507-0042640, in the Register's Office of Davidson County, Tennessee, dated May 06, 2019 and recorded on May 07, 2019. Abstract of Trust recorded in Instrument No. 20190507-0042638.

Being a part of the same property conveyed to Carl F. Cotten and wife, Shirley J. Cotten, by Warranty Deed from H. T. Cobb, Jr. and wife, Sarah L. Cobb, of record in Book 5304, Page 660, in the Register's Office of Davidson County, Tennessee, dated June 28, 1978 and recorded on June 28, 1978. The said Carl F. Cotten died on October 25, 2015, leaving Shirley J. Cotten as surviving tenant by the entirety.

Property was not the martial residence for the grantor.

unimproved
This is improved x property, known as 1512B Shelton Ave, Nashville, TN 37216

(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 6th day of June, 2023

SHAWN MEEHAN

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 Shawn Meehan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2023.

Commission expires:

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

Notary Public

True Copy Certification

I, **Tonya Cherry,** 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 this the 6 day of June, 2023.

Affiant Signature
Date 6-6-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON