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

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1016577 DEEDWARR
06/20/2023 10.03 18 AM 2 pgs
Fees $13 00 Taxes $3,858 18

20230620-0046540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,042,750 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF June, 2023

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 04-25-2025

(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
Troy Ezekiel Stokes and Troy Michael Cassel	NEW OWNER	
(NAME)	(NAME)	
1512 A Shelton Ave		072 04 0B 001 00
(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, **DENNIS MEEHAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TROY EZEKIEL STOKES AND TROY MICHAEL CASSEL, MARRIED,** 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 situated in Davidson County, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Fifteen-Twelve Shelton Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220114-0006045, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dennis Meehan, Married, by Quitclaim Deed from Shawn Meehan, Married, of record in Instrument No. 20220114-0006046, in the Register's Office of Davidson County, Tennessee, dated January 11, 2022 and recorded on January 14, 2022.

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 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.

Being 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 never the marital residence for the Grantor.

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 _x_ property, known as 1512 A Shelton Ave , Nashville, TN 37216
improved

(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 16 day of June, 2023

DENNIS 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 Dennis 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 16 day of June, 2023

Commission expires

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public