WARRANTY DEED

Karen Johnson Davidson County
Batch# 1025815 DEEDWARR
07/13/2023 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $4,199.50
20230713-0053712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Rachel Anne Weitzman and Troy Robert Topham	New Owner	
(NAME)	(NAME)	
932 Riverside Drive		083 07 0 094.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, WE, **SHAWN MEEHAN AND DENNIS MEEHAN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL ANNE WEITZMAN, A SINGLE PERSON, AND TROY TOPHAM, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 53 on the Subdivision of Robert E. Powers Land's of record in Plat Book 421, Page 56, in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 53 fronts 50 feet on the West side of Riverside Drive and runs back between parallel lines 199 feet on the North line and 204 1/2 feet on the South line, to the East line of the right of way of the Lewisburg and Northern Railroad.

Being a portion of the same property conveyed to Shawn Meehan and Dennis Meehan, as tenants in common, by Quitclaim Deed from Shawn Meehan, a married man, of record in Instrument No. 20220324-0033885, in the Register's Office of Davidson County, Tennessee, dated March 15, 2022 and recorded on March 24, 2022.

Being a portion of the same property conveyed to Shawn Meehan, by Warranty Deed from Linda Lee Brown, unmarried, of record in Instrument No. 20211129-0157106, in the Register's Office of Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

Being the same property conveyed to Linda Lee Brown, by Quitclaim Deed from Doyle Harding Brown, of record in Book 9408, Page 785, in the Register's Office of Davidson County, Tennessee, dated July 12, 1994 and recorded on July 15, 1994.

Being the same property conveyed to Doyle H. Brown, by Quitclaim Deed from Gertrude Brown, of record in Book 7819, Page 571, in the Register's Office of Davidson County, Tennessee, dated April 13, 1989 and recorded on April 18, 1989.

Being the same property conveyed to Gertrude Brown, by Warranty Deed from Fred H. Brown, of record in Book 3467, Page 267, in the Register's Office of Davidson County, Tennessee, dated December 20, 1962 and recorded on December 20, 1962.

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 improved x property, known as 932 Riverside Drive, Nashville, TN 37206
(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 29th day of June, 2023

DENNIS MEEHAN

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 and 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 29th day of July, 2023

Commission expires:

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

Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 6/29/2023.

Affiant Signature – Joshua A. Terry

7/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/6/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON