WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036297 DEEDWARR
08/09/2023 10:07:08 AM 2 pgs
Fees: $13.00 Taxes: $4,014.50

20230809-0061695

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,085,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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
Daniel A. Conrad and Alyssa S. Conrad	NEW OWNER	
(NAME)	(NAME)	
934 Riverside Dr.		083 07 0 093.00
(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 **DANIEL A. CONRAD AND ALYSSA S. CONRAD, 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:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Being Lot No. 52 on the Plan of the Subdivision of Robert E. Power's Lands, of record in Plat Book 421, Page 56, register's office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 52 fronts 50 feet on the Westerly side of Riverside Drive and runs back 194 feet on the North line and 199 feet on the South line, to the Easterly right-of-way line of the right of the L and N Railroad, measuring 50 feet thereon.

Included in the above description but expressly EXCLUDED from conveyance is portion of property conveyed to The Metropolitan Government of Nashville and Davidson County, by way of Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20220404-0038630, Register's Office for Davidson County, Tennessee.

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, a married man, 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, 2022 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 787, 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 569, 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 Fred H. Brown and wife, Gertrude Brown, by Warranty Deed from Richard T. Brown and Wife, Evalyn C. Brown, of record in Book 3340, Page 433, in the Register's Office of Davidson County, Tennessee, dated February 02, 1962 and recorded on February 02, 1962.

Subject Property has never been a primary residence of the herein named Grantors or their spouses.

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.

This is improved x property, known as 934 Riverside Dr., Nashville, TN 37206
(unimproved)
(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 8th day of August, 2023

SHAWN MEEHAN

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 Shawn Meehan and Dennis Meehan, the bargainors, 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 8th day of August, 2023.

Commission expires:

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

Notary Public