Karen Johnson Davidson County
Batch# 1045682 DEEDWARR
09/01/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20230901-0069013

6823

WARRANTY DEED

LESLIE C. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov. 3, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF September, 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
Regina Marie Minicucci and Alec Michael Minicucci	Legacy Home Loans, LLC	
(NAME) 5011 Cherrywood Dr.	(NAME) 1036 Stearman Drive, Ste 6.	147 15 0M 001.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) White House, TN 37188	
(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, TRUSTEE OF THE SHAWN MEEHAN 401K TRUST U/A/D JANUARY 1, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND **SOLD, AND BY THESE** PRESENTS DO TRANSFER AND CONVEY UNTO **REGINA MARIE MINICUCCI AND ALEC MICHAEL MINICUCCI, WIFE AND HUSAND,** HEREINAFTER CALLED **THE GRANTEES, THEIR** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DA**VIDSON COUNTY, STATE** OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes At Cherrywood & Highcrest, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing for Homes At Cherrywood & Highcrest, a Horizontal Property Regime, of record in Instrument No. 20230221-0012068, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Shawn Meehan, Trustee of the Shawn Meehan 401K Trust, by Warranty Deed from David R. Bergfeld and Tara Bergfeld, of record in Instrument No. 20230221-0012067, in the Register's Office of Davidson County, Tennessee, dated February 15, 2023 and recorded on February 21, 2023.

Being the same property conveyed to David R. Bergfeld and Tara Bergfeld, by Warranty Deed from Sean McDonald and Jacqueline McDonald, of record in Instrument No. 20101028-0086429, in the Register's Office of Davidson County, Tennessee, dated October 26, 2010 and recorded on October 28, 2010.

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.

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 30th day of August, 2023

SHAWN MEEHAN 401K TRUST

BY:SHAWN MEEHAN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Shawn Meehan with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Shawn Meehan 401K Trust and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 30th day of August, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2026

Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 30 day of August, 2023

Ernest D. Bennett, III 8-30-2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30 day of August, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024