Karen Johnson Davidson County
Batch# 1068608 DEEDWARR
11/06/2023 09:01:53 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20231106-0086451

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd., Ste.100
Franklin, Tennessee 37067
BW23106

Send Tax Bills To:

Same / new owner

New Owner is:
Rachel Klein
2221 Burns Street
Nashville, Tennessee 37216

MAP/PARCEL: 072-11-3D-002.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Matthew Thomas Meriweather and Pooja Navnit Sangani**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rachel Klein, unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 2221 Burns Street, Nashville, Tennessee 37216

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

LAND in Davidson County, Tennessee, being Unit B of 2219 and 2221 Burns Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2219 and 2221 Burns Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160527-0053772 and as amended in Instrument No. 20180424-0038593, as corrected in Instrument No. 20201210-0144495, 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 2219 and 2221 Burns Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit " B" to said Declaration appearing in Instrument No. 20160527-0053772 and as amended in Instrument No. 20180424-0038593, as corrected in Instrument No. 20201210-0144495, 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 the same property conveyed to Matthew Thomas Meriweather and Pooja Navnit Sangani, husband and wife, by Warranty Deed from Lauren Jade Beazley, an unmarried woman, dated 10/3/2019 and recorded 10/7/2019 in Instrument No. 20191007-0102594, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of November, 2023.

GRANTOR:

Matthew Thomas Meriweather

Pooja Navnit Sangani

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew Thomas Meriweather and Pooja Navnit Sangani,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of November, 2023.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Rita Barber
Affiant

SWORN TO and subscribed before me this 2nd day of November, 2023.

M Lynn Bodden
NOTARY PUBLIC
My Commission Expires: 9-29-2025

