WARRANTY DEED

Karen Johnson
Batch # 1112049
03/18/2024 02:11:44 PM
Fees: $13.00 Taxes: $2,558.61

Davidson County
DEEDWARR
2 pgs

20240318-0018529

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $691,515.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: ~~February 08, 2027~~ 8-20-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jake B. Callaham Valentina F. Blass	NEW OWNER	91-2-203.00
(NAME)	(NAME)	
6013 California Ave #B		
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37216~~ 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michelle Morrison Meredith and Bryan Meredith, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jake B. Callaham and Valentina F. Blass, 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:

Land in Davidson County, Tennessee, being Unit B of the 6013 California Ave. Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions for 6013 California Ave. Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150112-0003169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Courtney A. Kuzma, unmarried, by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company, dated October 7, 2015, of record in Instrument No. 20151009-0103118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle Morrison Meredith and Bryan Meredith, wife and husband by deed from Michelle Morrison, unmarried, dated 2-4-22 of record in Instrument #202202110015948, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 6013 California Ave., B, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: JM-P-24-6013B

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 our hands this 15th day of March, 2024.

Michelle Morrison Meredith

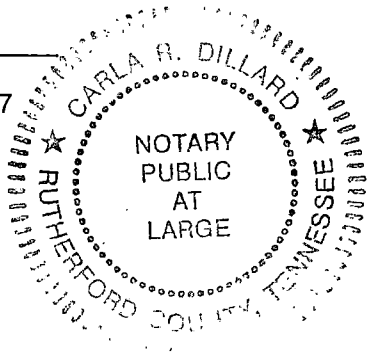
Bryan Meredith

State of Tennessee
County of DAVIDSON

Personally appeared before me Michelle Morrison Meredith and Bryan Meredith, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2024.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2027



File No.: 3003