Karen Johnson Davidson County
Batch# 1126169 DEEDWARR
04/23/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20240423-0029285

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Michelle Meere and Todd Altic	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 620 Boscobel St	(NAME) NEW OWNER	082-04-0-404.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **Mary Carver-Patrick, Executor of The Estate of Robbie Houston Landers and Mary Carver-Patrick (individually)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Meere and Todd Altic,** wife and husband, HEREINAFTER CALLED THE GRANTEE, 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. 14 on the Map of A. W. Hooker's Addition to East Nashville, as of record in Book 57, Page 131, and revised in Book 421, Page 114, Register's Office of Davidson County, Tennessee. Said Lot No. 14, fronts 52 feet on the northerly side of Seymour Avenue and runs back between lines 150 feet to an alley.

Being the same property conveyed to Robbie H. Landers, unmarried by Warranty Deed from James W. Upton and wife Rena W. Upton of record in Book 4964, page 987, Register's Office for Davidson County, Tennessee, dated August 7, 1975 and recorded on October 28, 1975.

The said Robbie H. Landers having died on or about October 19, 2022, with the Estate of Robbie Houston Landers being administered under Docket No. 23P1152, in the Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 943 Seymour Ave 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 22nd day of April, 2024.

Mary Carver-Patrick Executor of The Estate of Robbie Houston Landers

Mary Carver-Patrick EX

By: Mary Carver-Patrick, Executor Executor

Mary Carver-Patrick

Mary Carver-Patrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mary Carver-Patrick, Executor**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2024.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mary Carver-Patrick**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2024.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Kara Wall, 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 4/22/24 (date of document).

Affiant Signature

Date 4/23/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025