RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-21704-24

Karen Johnson Davidson County
Batch# 1138490 DEEDWARR
05/22/2024 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240522-0038315

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Rachel K Kubeska
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of May, 2024.

Jennifer L Pennell
NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homeward Custom Homes, LLC 6003 Canberra Ct Spring Hill, TN 37174	Same address as new owner	082-07-0-053

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAMELA MURRAY MERRIWEATHER, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HOMEWARD CUSTOM HOMES, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of V. S. Lindsley Addition to Edgefield, now East Nashville, of record in Bok 57, page 25, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Lot No. 106 fronts 50 feet on the westerly side of Stockett, formerly Van Sinderin Street, and runes back between parallel lines, with the northerly margin of Hancock, formerly Center Street, 174-1/4 feet to an alley.
>
> Being a portion of the same property conveyed to Pamela Murray Merriweather from Phil Merriweather by Quitclaim Deed dated April 15, 1997 and recorded September 21, 1998 in Book 11119, page 979, said Register's Office.
>
> Being the same property conveyed to Pamela Murray from Howard L. Watts and wife, Dorothy Louise Watts, by Warranty Deed dated August 17, 1987 and recorded August 20, 1987 in Book 7330, page 917, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is unimproved property, known as: 800 Stockell Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 21 day of May, 2024

GRANTOR(S)

Pamela Murray Merriweather

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Pamela Murray Merriweather, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21 day of May, 2024.

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 21, 24 (date of document).

Jennifer L. Pennell

May 22, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

