Karen Johnson Davidson County
Batch # 1182254 DEEDWARR
09/16/2024 04:01:00 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20240916-0071550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 09/02/2024
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH24-08122

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erin Lynch 8119 Old Charlotte Pike Nashville, TN 37209	New Owner	113-00-0-054.01

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jamie Erin Meegan and Christopher Daniel Malacina, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erin E. Lynch, a single person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

SURVEY NEEDED DUE TO TAX ASSESSORS MAP DIFFERS FROM DEED PLOT. NO LEGAL DESCRIPTION FOR A ROAD EASEMENT, ACCESS IS LIMITED.

Land in Davidson County, Tennessee, described according to a survey by John Kohl and company, P.C., Philip B. Taylor, R.L.S. No. 1459 as part of File No. 62108-124, dated February 10, 1987, as follows:

Beginning at an existing fence post, said point being the Southwest corner of the subject tract; thence North 11 degrees 51 minutes 05 seconds East 91.13 feet to a point; thence North 09 degrees 29 minutes 54 seconds West 95 feet to a point; thence North 25 degrees 15 minutes 08 seconds West 150.61 feet; thence North 33 degrees 49 minutes 16 seconds West 116.12 feet; thence North 46 degrees 17 minutes 43 seconds West 151.01 feet to an R.R. spike set; thence North 64 degrees 27 minutes 03 seconds East 547.58 feet to an iron pin set; thence South 26 degrees 55 minutes 51 seconds East 217.85 feet to an R.R. spike set; thence South 64 degrees 31 minutes 48 seconds West 351.68 feet to an existing fence post; thence South 25 degrees 01 minutes 28 seconds East 483.90 feet to an existing fence post; thence North 83 degrees 30 minutes 33 seconds West 246.46 feet to the point of beginning.

Being the same property conveyed to Jamie Erin Meegan and Christopher Daniel Malacina, wife and husband by Warranty Deed from Richard Lee Lasley, an unmarried person of record in Instrument No. 20191007-0102252 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on October 07, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **8119 Old Charlotte Pike, Nashville, TN 37209**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of August, 2024

Jamie Erin Meegan

Christopher Daniel Malacina

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jamie Erin Meegan and Christopher Daniel Malacina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 15th day of August, 2024.

Notary Public

My Commission Expires: 03/03/2026

