Karen Johnson Davidson County
Batch# 1188561 DEEDWARR
10/02/2024 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20241002-0076268

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
89 Headquarters Plaza, Suite 1406
Morristown, NJ 07960
889287 M-C-00307915-1 - TO-19435
Kay Long

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $705,000.00

Affiant

Subscribed and sworn to before me, this the 23 day of Sept 2024

Notary Public

My commission expires: 4-13-25
(Affix Seal)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 4-13-2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Andrew Meeks	NAME: Guaranteed Rate, Inc. (17) ~~New Owner~~
STREET ADDRESS: 622 Waco Drive Unit A ~~Nashville, TN 37209~~	STREET ADDRESS: 1906 W. Cuyler Ave. ste. 1W
MAP & PARCEL NO.: 091-05-3G-001.00-CO	Chicago, IL 60613-2541

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anthony Herrera and Holly Reynolds, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Andrew Meeks, an unmarried man

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See attached Exhibit A

This is improved property known as: 622 A Waco Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 5 day of July, 2024.

X _____
Anthony Herrera

X _____
Holly Reynolds

State of Kentucky } ss
County of Campbell

JESSE S. PROCTOR
Notary Public
Commonwealth of Kentucky
Commission Number KYNP84822
My Commission Expires Jan 26, 2028

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Anthony Herrera, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 5 day of July, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires 01/26/2028

State of Kentucky } ss
County of Campbell

JESSE S. PROCTOR
Notary Public
Commonwealth of Kentucky
Commission Number KYNP84822
My Commission Expires Jan 26, 2028

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Holly Reynolds, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 5 day of July, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires 01/26/2028

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A under the Declaration of Covenants, Conditions, and Restrictions for 622 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210319-0036419, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to ASG Investments, LLC, a Tennessee limited liability company by Warranty Deed from Gary Keith and Carolyn Keith, husband and wife of record in Instrument No. 20210311-0032107 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 11, 2021.

Being the same property conveyed to Anthony Herrera, unmarried man by Warranty Deed from ASG Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20220418-0044029 Register's Office for Davidson County, Tennessee, dated April 11, 2022 and recorded on April 18, 2022.

True Copy Certification

I, Yvette Meldrum, 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 September 23, 2024.

Signature
September 23, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 23, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025