BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1194694
10/17/2024 09:57:26 AM
Fees: $13.00 Taxes: $3,200.50

Davidson County
DEEDWARR
2 pgs

20241017-0080519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF 2024

Notary Public

MY COMMISSION EXPIRES:

MARYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Imane Btiti and Matteo Giuseppe Lucco	Fairway Independent Mortgage Corporation ISAOA ATIMA	
(NAME) 548 Whispering Hills Dr	(NAME) 4201 Marsh Lane	147 15 0I 002.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Carrollton, TX 75007	
(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, I, **TIM MEEHAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IMANE BTITI, UNMARRIED AND MATTEO GIUSEPPE LUCCO, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 548 of HOMES AT 546 & 548 WHISPERING HILLS DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 546 & 548 WHISPERING HILLS DRIVE, a Horizontal Property Regime, of record in Instrument No. 20220908-0100574, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Dennis Meehan and Shawn Meehan, by Warranty Deed from Jerry W. Smith and Darlene Cain Smith, husband and wife, of record in Instrument No. 20220526-0061285, in the Register's Office of Davidson County, Tennessee, dated May 20, 2022 and recorded on May 26, 2022.

Being a part of the same property conveyed to Tim Meehan, by Quit Claim Deed from Shawn Meehan and Dennis Meehan, of record in Instrument No. 20220927-0106743, in the Register's Office of Davidson County, Tennessee, dated September 26, 2022 and recorded on September 27, 2022.

Property was never martial residence for the Grantor.

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

unimproved
This is _x_ property, known as 548 Whispering Hills Dr, Nashville, TN 37211
improved

(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 15th day of October, 2024

TIM MEEHAN

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 Tim Meehan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public