Karen Johnson Davidson County
Batch# 1249436 DEEDWARR
03/24/2025 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250324-0021748

**State of Tennessee**
**County of Davidson**

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 20th day of March, 2025.

Notary Public:
My Commission Expires: 9/27/26

# WARRANTY DEED

**This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066**

| Name and Address and New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Mary Paulette Kessler<br>603 Alison Court<br>Nashville TN 37217 | New Owner | 149-08-0-081.00 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donna Meriweather and Reuben Meriweather, wife and husband**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Mary Paulette Kessler, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

**LAND in Davidson County, Tennessee, being Lot No. 33B on the Plan of Revised Zone Lot Division Lot Nos. 10-16 and 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6250, Page 111, amended in Plat Book 6900, Page 256, and as further amended in Plat Book 7351, Page 611, 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 the same property conveyed to Donna Meriweather, married by Quitclaim Deed from Donna Meriweather and Reuben Meriweather, husband and wife, dated 8/13/2020 and recorded 8/20/2020 in Instrument No. 20200820-0093959; and being the same property previously conveyed to Donna Meriweather and Reuben L. Meriweather, wife and husband, by Warranty Deed from Christopher O'Connor, a single man, dated 7/31/2019 and recorded 8/9/2019 in Instrument No. 20190809-0079500, Register's Office for Davidson County, Tennessee.**

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenants of record in Book 6140, Page 420, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 6250, Page 111, amended in Plat Book 6900, Page 256, and as further amended in Plat Book 7351, Page 611, in the Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 603 Alison Court, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 20th day of March, 2025.

Donna Meriweather

Reuben Meriweather

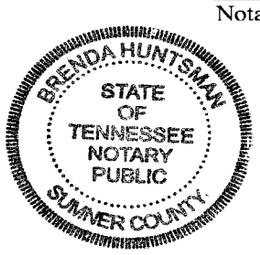
**State of Tennessee**
**County of Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Donna Meriweather and Reuben Meriweather, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of March, 2025.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, **Brenda Huntsman**, 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 3/20/25.

Date

Brenda Huntsman

Affiant Signature

3/24/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of March, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

