Karen Johnson Davidson County
Batch# 1314824 DEEDWARR
08/26/2025 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $661.38
20250826-0068253

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2025.

Briana Hampton
Notary Public
My Commission Expires:
2/18/2029

BRIANA HAMPTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Ian Abel Meyer 2020 Beech Avenue, Apartment A8 Nashville, TN 37204	Ian Abel Meyer 2020 Beech Avenue, Apartment A8 Nashville, TN 37204	Tax Map(s): 105- Parcel(s): 10-0A-103.00 CO

WARRANTY DEED

FOR AND IN 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/WE,
LINDA CONN, MARRIED,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
IAN ABEL MEYER, AN UNMARRIED MAN, AND DANIEL MEYER AND MYRA MEYER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee being a certain Condominium Apartment in Davidson County, Tennessee being Lot Unit No. A-8 of the Beechtree Condominiums, a horizontal property regime created under Title 66, Section 27-101 et. seq. as amended Tennessee Code Annotated and as established by a Master Deed for Beechtree Condominiums of record in Book 11174, Page 284, as amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 11174, Page 326, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Beechtree Condominiums, as shown on Exhibit Map to the Master Deed of record in Book 11174, Page 284, and in Amendment to Master Deed in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Linda Conn by Quitclaim Deed from William Conn, dated 8/6/2019 and recorded 8/7/2019 in Instrument No. 20190807-0078701; and the same property previously conveyed to William Conn and wife, Linda Conn by Warranty Deed from Richard V. Norment and wife, Judy B. Norment, dated 6/23/2014 and recorded 6/24/2014 in Instrument No. 20140624-0055266, Register's Office for Davidson County, Tennessee.

Said property was never used as the primary marital residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2020 Beech Avenue, Apartment A8, Nashville, TN 37204

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of August, 2025.

Linda R. Conn

Linda Conn

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Linda Conn, the bargainor, 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 purpose therein contained.

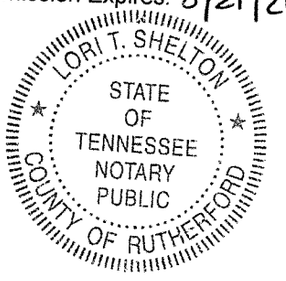
Witness my hand and official seal, this the 25th of August, 2025.

Lori T. Shelton

Notary Public

My Commission Expires: 8/21/2027

(SEAL)



Certificate of Authenticity

I, Aimee Cain, 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 August 25, 2025.

Date

Aimee Cain

Affiant Signature

August 26, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of August, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY