Karen Johnson Davidson County
Batch # 1403451 DEEDWARR
04/08/2026 02:10:30 PM 2 pgs
Fees: $13.00 Taxes: $4,847.00
20260408-0028484

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1077

WARRANTY DEED

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, the undersigned **Sean P. Meehan and Jessica Meehan (fka Jessica M. Geisinger), husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian D. Setzer and Michael S. Dixon, Co-Trustees of the Parrish House Trust, as amended and restated dated October 4, 2024**, hereinafter called the **Grantee**, Grantee's 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 8, Redbud, A Planned Residential Development, as shown on plat of record in Plat Book 4675, Page 137, amended in Book 5003, Page 925 and Book 5807, Page 692, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sean P. Meehan, unmarried and Jessica M. Geisinger, unmarried as joint tenants with right of survivorship by Warranty Deed from Whitney Henry Kimerling and Alex Oliver Kimerling, wife and husband of record in Instrument No. 20180727-0073218 Register's Office for Davidson County, Tennessee, dated July 26, 2018 and recorded on July 27, 2018. Jessica Meehan fka Jessica M. Geisinger is now married to Sean P. Meehan.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 8 Redbud Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Parrish House Trust **8 Redbud Drive** **Nashville, TN 37215**	**NEW OWNER**	**131-01-0B-128.00**

WITNESS THE EXECUTION HEREOF this 7th day of April, 2026.

Sean P. Meehan

Jessica Meehan

State of Tennessee)
County of Davidson)

On this 7th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sean P. Meehan and Jessica Meehan, the bargainor(s), 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 acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,310,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of April, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON