Karen Johnson Davidson County
Batch# 343049 DEEDWARR
01/14/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200114-0005117

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Honea Sondgerath Tai Orten, Robert F. Volp and Brenda L. Volp	Catherine Honea Sondgerath Tai Orten, Robert F. Volp and Brenda L. Volp	
(NAME) 2649 Smith Springs Rd.	(NAME) 2649 Smith Springs Rd.	13600004700
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(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, **Wendell S. Sturdivant, a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Honea Sondgerath and Tai Orten, married to each other, and Robert F. Volp and Brenda L. Volp, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book J, page 170, County Court for said County, described as follows:

Beginning in the center of the new part of Smith Springs Road at a point which is the Northwest corner of the property conveyed to Buren Mack Bruce and wife, by deed from L.T. Stevens and wife, of record in Book 2856, Page 347, said Register's Office; said point being the Northwest corner of the property herein conveyed; thence with the center of said road, Easterly eighty feet; thence South 9 degrees 25 minutes West 136.3 feet to a point; thence North 87 degrees West 85 feet to a point which is the Southeast corner of said Bruce property; thence North 11 degrees 20 minutes East 149.7 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY: 2649 Smith Springs Road, Nashville, TN 37217

Being the same property conveyed to Wendell S. Sturdivant, a married man by Warranty deed from Sturdivant Group, Inc., a Tennessee Corporation of record in Instrument No. 20171129-0121774 Register's Office for Davidson County, Tennessee, dated October 03, 2017 and recorded on November 29, 2017. (Value of consideration shown in aforementioned deed $199,900.00.) Martha B. Sturdivant joins in this conveyance to convey any and all marital rights she may have in said property.

Being the same property conveyed to The Sturdivant Group, Inc. by Quitclaim deed from Sturdivant Property Pros, PLLC, a Tennessee limited liability company of record in Instrument No. 20170324-0028828 Register's Office for Davidson County, Tennessee, dated March 09, 2017 and recorded on March 24, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Sturdivant Property Pros, PLLC, a Tennessee Professional limited liability company by Quitclaim deed from Lydia Cameron of record in Instrument No. 20161104-0117289 Register's Office for Davidson County, Tennessee, dated November 02, 2016 and recorded on November 04, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Lydia Cameron by Warranty deed from Amanda Dean, as Trustee for The Smith Springs Trust of record in Instrument No. 20160504-0043898 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 04, 2016. (Value of consideration shown in aforementioned deed $41,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 16, Page 291 and Book 710, Page 49, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2649 Smith Springs Rd. Nashville, TN 37217
(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 9th day of January, 2020.

Wendell S. Sturdivant

Martha B. Sturdivant

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Wendell S. Sturdivant** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2020.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 10/02/2023

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Martha B. Sturdivant** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2020.

Notary Public

My Commission Expires: 10/2/23

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21