WARRANTY DEED

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. DH0006779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2-19-24

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J Hodges	CapStar Bank	
(NAME)	(NAME)	
1750 22Nd Avenue North	2002 Richard Jones Rd	081-11-0-071.00
(ADDRESS)	(ADDRESS) Suite 300A	
Nashville, TN, 372081930	Nashville, TN 37215	
(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, **Auston J. Cartwright, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher J Hodges, unmarried,** 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 Davidson County, Tennessee, being the Northerly part of Lot No. 311 on the Map of J.M., J.T., and G.W. Harding's Plan of Lots, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of 22nd Avenue, North, in the Southerly line of a 16-foot alley, being 150 feet Southerly from the South side of Hydes Ferry Pike; thence with the Easterly line of said 22nd Avenue, North, southerly 57 feet to a point; thence Easterly 158 feet to another alley; thence with the Westerly line of the last-mentioned alley, Northerly to the first-mentioned alley; thence with the Southerly margin of said lastmentioned alley, 153 feet, more or less, to the point of beginning.

Being the same property conveyed to Auston J. Cartwright by Warranty deed from Josh Hellmer, married and Charles McTorry of record in Instrument No. 20180328-0028925 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 28, 2018. (Value of consideration shown in aforementioned deed $130,000.00.)

Being also known as 1750 22Nd Avenue North Nashville, Tennessee 37208-1930.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

Karen Johnson Davidson County
Batch# 416320 DEEDWARR
06/16/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20200616-0062298

unimproved ☐
This is improved ☒ property, known as 1750 22Nd Avenue North, Nashville, TN 372081930

(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 5th day of June, 2020.

Auston J Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand this 5th day of June, 2020.

Notary Public

My commission expires: 1/22/24

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

