THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200527232**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 3rd day of August, 2020. Notary Public My Commission Expires: 05/03/2021

ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 449505 DEEDWARR
08/04/2020 12:16:19 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50

20200804-0086100

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan L. Smith 1616 Otter Creek Rd Nashville, TN 37215	New Owner	Tax Parcel ID No. 144 12 0 039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sally Ann Cartwright now known as Sally Rutledge, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan L. Smith, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Otter Creek Hills, as of record in Book 2900, Pages 110 and 111, Register's Office, Davidson County, Tennessee.

Said Lot No. 13 fronts 191 feet on the Southerly side of East Ashland Drive, and runs back 338 feet on the Easterly line and 397.8 feet on the Westerly line, which is a broken line, to a dead line in the rear measuring 130 feet thereon.

Being the same property conveyed to Sally Ann Cartwright, an undivided 4.1675% interest, by Quitclaim Deed from Jennifer M. Cartwright, of record in Instrument No. 20070307-0028287, in the Register's Office of Davidson County, Tennessee, dated February 20, 2007 and recorded on March 07, 2007.

Being the same property conveyed to Sally Ann Cartwright, an undivided 4.1675% interest, by Quitclaim Deed from Jennifer M. Cartwright, of record in Instrument No. 20060310-0027942, in the Register's Office of Davidson County, Tennessee, dated March 08, 2006 and recorded on March 10, 2006.

Being the same property conveyed to Sally Ann Cartwright, an undivided 4.1675% interest, by Quitclaim Deed from Jennifer M. Cartwright, of record in Instrument No. 20050228-0021716, in the Register's Office of Davidson County, Tennessee, dated February 24, 2005 and recorded on February 28, 2005.

Being the same property conveyed to Sally Ann Cartwright, an undivided 4.1675% interest, by Quitclaim Deed from Jennifer M. Cartwright, of record in Instrument No. 20040303-0024211, in the Register's Office of Davidson County, Tennessee, dated February 25, 2004 and recorded on March 03, 2004.

Being the same property conveyed to Sally Ann Cartwright and Jennifer M. Cartwright, as tenants in common, an undivided 16.67% interest, by Quitclaim Deed from Peter Scott Cartwright, of record in Instrument No. 20040303-0024210, in the Register's Office of Davidson County, Tennessee, dated February 13, 2004 and recorded on March 03, 2004.

Being the same property conveyed to Sally Ann Cartwright, an undivided 4.1675% interest, by Quitclaim Deed from Jennifer M. Cartwright, of record in Instrument No. 20030409-0047379, in

the Register's Office of Davidson County, Tennessee, dated April 07, 2003 and recorded on April 09, 2003.

Being the same property conveyed to Sally Ann Cartwright and Jennifer M. Cartwright, as tenants in common, an undivided 16.67% interest, by Quitclaim Deed from Peter Scott Cartwright, of record in Instrument No. 20030409-0047378, in the Register's Office of Davidson County, Tennessee, dated January 02, 2003 and recorded on April 09, 2003.

Being the same property conveyed to Sally Ann Cartwright, an undivided 4.165% interest, by Quitclaim Deed from Jennifer M. Cartwright, of record in Instrument No. 20021206-0150742, in the Register's Office of Davidson County, Tennessee, dated December 04, 2002 and recorded on December 12, 2002.

Being the same property conveyed to Sally Ann Cartwright and Jennifer M. Cartwright, as tenants in common, an undivided 16.66% interest, by Quitclaim Deed from Peter Scott Cartwright, of record in Instrument No. 20021206-0150741, in the Register's Office of Davidson County, Tennessee, dated December 20, 2002 and recorded on December 12, 2002.

Being the same property conveyed to Peter Scott Cartwright and wife, Sally Ann Cartwright, by Warranty Deed from Joseph C. Loser, Jr. and wife Mildred N. Loser, of record in Book 5728, Page 858, in the Register's Office of Davidson County, Tennessee, dated April 02, 1981 and recorded on April 03, 1981.

The execution of this instrument is effected by the signature of Jennifer Cartwright as Attorney-in-fact for Sally Ann Cartwright now known as Sally Rutledge, which Power of Attorney is recorded in Instrument Number 20200804-0086099, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OTTER CREEK HILLS, as recorded in Plat Book 2900, Page(s) 110-111.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3255, Page 387.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7814, Page 517.

This is improved property located at 5894 E Ashland Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2020.

Sally Rutledge Sally Ann Cartwright nka Sally Rutledge by Jennifer Cartwright, attorney-in-fact

Sally Ann Cartwright nka Sally Rutledge by Jennifer Cartwright, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Cartwright, 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 purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sally Ann Cartwright nka Sally Rutledge and that she is authorized by Sally Ann Cartwright nka Sally Rutledge to execute this instrument on their behalf.

Witness my hand, at office, this 3rd day of August, 2020.

Notary Public

My Commission Expires: _____

CHAD L. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024