WARRANTY DEED

Karen Johnson Davidson County
Batch# 535896 DEEDWARR
12/16/2020 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20201216-0148688

File No. DH0007686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

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
Cabot Baldwin Phillips and Emma Meshell	Same	
(NAME)	(NAME)	
1112 Bate Ave		105-09-0-249.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(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, **Jessica L. Cardinale, a single person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cabot Baldwin Phillips and Emma Meshell, 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 Davidson County, Tennessee, being the East part of Lot No. 1 on the W. S. Criddle Subdivision, as of record in Book 57, page 84, Register's Office for said County, per survey of Barge, Waggoner and Sumner, dated June 2, 1969, described as follows:

Beginning on the North margin of Bate Avenue at the common corner of Lots Nos. 1 and 2; thence with said Avenue, North 85 degrees 02 minutes West 26.3 feet; thence Northerly around a curve to the left 38.22 feet to a point in the proposed right of way of 12th Avenue South; thence continuing with the East margin of said right of way, North 2 degrees 34 minutes East 5.4 feet; continuing with said right of way Northerly along a curve radius of 940 feet a distance of 93.24 feet to a point; thence around a curve, Northeasterly 34.23 feet to the south margin of an alley; thence with the alley, South 85 degrees 02 minutes East 40.3 feet to the corner of Lot 1 and 2: thence along the common line of said lots. South 4 degrees 58 minutes West 145 feet to the beginning.

Being the same property conveyed to Jessica L. Cardinale, unmarried and Davis C. Tracy, a married man by Warranty Deed from Ellen C. Rosser, unmarried, of record in Instrument No. 20080130-0009693, Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 30, 2008.

Being the same property conveyed to Jessica L. Cardinale, a single person, by Quitclaim Deed from Davis C. Tracy and Marty Williams, husband and wife, of record in Instrument Number 20201028-0124974, Register's Office for Davidson County, Tennessee, dated September 4, 2020 and recorded on October 28, 2020.

Being also known as 1112 Bate Ave, Nashville, Tennessee 37204

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.

unimproved ☐
This is improved ☒ property, known as 1112 Bate Ave, Nashville, TN 37204

(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.

This Deed shall be effective in transferring ownership on the 11 day of December, 2020.

Witness my hand this 9 day of December, 2020.

Jessica L. Cardinale

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 Jessica L. Cardinale, 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 9 day of December, 2020.

D Hardwick
Notary Public

My commission expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024