Karen Johnson Davidson County
Batch# 609605 DEEDWARR
04/07/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20210407-0046172

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

File No.: RES-21-1315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Elia Whitfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Richmond, II	74M BANK	105 07 0 131.00
(NAME)	(NAME)	
1315 Pillow Street Nashville, TN 37203	10 CADILLAC DR, STE 100 BRENTWOOD, TN 37027	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **KATE ASHBY BACHTA, MARRIED** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN RICHMOND, II, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of the easterly part of Block F, Merritt and Hagan Land, as shown on plat of record in Minute Book "N", Page 241, of the County Clerk's Office of Davidson County, Tennessee.

Said part of Block F fronts 50 feet on the westerly side of Pillow Street and runs back between parallel lines, parallel with and 200 feet north of the northerly margin of Merritt Avenue, 191 feet to an alley.

Being the same property conveyed to Kate Ashby Chiles, an unmarried woman, by Warranty Deed from Cottage Partners, LLC, dated May 24, 2013, recorded May 30, 2013, in Instrument No. 20130530-0054308, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kate Ashby Bachta, married, by Quitclaim Deed from Kate Ashby Chiles, unmarried, dated March 4, 2019, recorded March 6, 2019, in Instrument No. 20190306-0020336, in the Register's Office for Davidson County, Tennessee. Kate Ashby Chiles and Kate Ashby Bachta being one and the same person.

Michael Bachta joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 1315 Pillow Street, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of April, 2021

Kate Ashby Bachta

Michael Bachta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2021, before me personally appeared Kate Ashby Bachta and Michael Bachta, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2021.

Notary Signature
My commission expires: 3/6/27

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022