WARRANTY DEED

Karen Johnson Davidson County
Batch# 614102 DEEDWARR
04/13/2021 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $629.07
20210413-0049306

File No. AT-21-331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,018.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

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
Cartwright Construction LLC	New owners	
(NAME)	(NAME)	
5216 Ryan Allen Circle	5216 Ryan Allen Circle	039-00-0-072.00
(ADDRESS)	(ADDRESS)	
whites Creek, TN 37189	Whites Creek, TN 37189	
(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/we, **Talathia C. Matthews, Tammy R. Kirby, and Jenny R. Norwood, heirs at law of William H. Curtis**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cartwright Construction LLC, a** Tennessee **limited liability company**, 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 1st Council district of Nashville, Davidson County, Tennessee;

Beginning in the Easterly Right of Way of Clarksville Highway, approximately 2800 feet North of Lloyd Road; Thence along said highway N 32 degrees 37' 05" W, 115.67 feet; Thence leaving said highway N 63 degrees 22' 55" E, 349.5 feet; Thence S 21 degrees 07' 05" WE, 119.00 Feet to the Northerly Side of a 16' Strip called "Moore's Road", Thence with said strip S 64 degrees 01' 55" W, 330.17 feet to the point of beginning and containing 0.91 acre, more or less.

Being the same property conveyed to William H. Curtis by Warranty Deed from Margie M. Moore of record in Book 11711, Page 804, Register's Office for Davidson County, Tennessee, dated October 11, 1999 and recorded on October 21, 1999. The said William H. Curtis died intestate on November 29, 2016, and his estate has been admitted for probate in Docket No. 18-P-1572, Chancery Court of Davidson County, Tennessee. Upon his death, the property vested into his heirs at law: Talathia C. Matthews, Tammy R. Kirby and Jenny R. Norwood. SEE ALSO: Affidavits of Heirship of record at Instrument Nos. 20210413-0049304 **and** 20210413-0049305, **Register's Office for Davidson County, Tennessee.**

This is property more commonly known as:
5020 Clarksville Highway, Nashville, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7th day of April, 2021.

Talathia C. Matthews

Talathia C. Matthews

Tammy R. Kirby

Tammy R. Kirby

Jenny R. Norwood

Jenny R. Norwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2021, before me personally appeared Talathia C Matthews, Tammy R. Kirby and Jenny R. Norwood, 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 7th day of April, 2021.

Leslie Garside

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

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