Karen Johnson Davidson County
Batch# 633091 DEEDWARR
05/11/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20210511-0063316

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-8291-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
IPA Partners, LLC, a Tennessee limited liability company	Same	118-02-0-207.00, 208.00 and 209.00
(NAME)	(NAME)	
2610 Westwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Eight Hundred Thousand And No/100 Dollars ($1,800,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHARLES D. CARTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IPA PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

2613 Westwood Drive, Nashville, TN 37204

A Certain Real Estate in Davidson County, Tennessee, as follows:

Being Lot No. 36 in George I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99,

Register's Office for Davidson County, Tennessee.

Said Lot no. 36 front 50 feet on the westerly side of Westwood Drive, formerly 7th Avenue South, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Charles D. Carter by Installment Deed from Fannie J. Francis, as to life estate with the remainder interest vested in John H. Watts, a remainderman, and wife, Ruth K. Watts, dated January 10, 1985 and recorded January 28, 1985 in Book 6482, Page 587 in the office of the Register of Davidson County, Tennessee.

2611 Westwood Drive, Nashville, TN 37204

Certain Real Estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 37, in Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the westerly side of Westwood Drive, formerly 7th Avenue South, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Charles D. Carter by Warranty Deed from Robert W. Fritz and wife, Elaine S. Fritz and Alton S. King and wife, Pauline A. King dated January 27, 1984 and recorded on January 27, 1984 in Deed Book 6222, Page 177 of said Register's Office.

2609 Westwood Drive, Nashville, TN 37204

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 38 on the plan of George I. Waddey's Subdivision of Westwood, of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description.

Being the same property conveyed to Charles D. Carter, their heirs and assigns, by Warranty Deed from Albert Lucien Dale, Jr. and Carolyn D. Dale, Co-Executors of the Estate of Mildred Beaty Dale, dated June 1, 2010 and recorded on June 10, 2010 as Instrument No. 20100610-0044982 Register's Office Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2613 Westwood Drive, Nashville, TN 37204
2611 Westwood Drive, Nashville, TN 37204
2609 Westwood Drive, Nashville, TN 37204

(House No.) (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 successors 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 successors 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 our hands this 7 day of May, 2021.

Charles D. Carter

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7 day of May 2021, before me personally appeared Charles D. Carter to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 7 day of May, 2021

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4/26/24