WARRANTY DEED

Karen Johnson Davidson County
Batch# 674788 **DEEDWARR**
07/12/2021 10:33:03 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210712-0093205

#15752

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrea Barach	Andrea Barach	15602000300
(NAME)	(NAME)	
652 Harpeth Knoll Road	8075 Sawyer Brown #802	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville tn 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cynthia D Wiltshire and William Harrison Flick Wiltshire Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrea Barach** _____, hereinafter called the GRANTEES, 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 Lot No. 244 on the Plan of Harpeth Park Subdivision Section 2 of record in Book 3700, page 129, Register's office for said County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at a point on the southerly margin of Harpeth Knoll Court at the corner of Lots Nos. 243 and 244; thence with the line between and said two lots Southeasterly 195.5 feet to a point; thence Westerly 194.8 feet to the Easterly margin of Harpeth Knoll Road; thence with said margin Northerly 95.8 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Northeasterly 36.77 feet to the Southerly margin of Harpeth Knoll Court; thence with said margin Easterly 85.7 feet to the point of beginning.

Being the same property conveyed to Cynthia D Wilshire, by deed of record in Instrument No. 20170919-0095599, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Cynthia D Wiltshire by William Harrison Flick Wiltshire Jr.as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument NO. 20210712-0093204, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 652 Harpeth Knoll Road, Nashville, TN 37221

(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.

Witness my/our hands this 8th day of July, 2021.

Cynthia D Wiltshire by Attorney in Fact

Cynthia D Wiltshire

William Harrison Flick Wiltshire Jr.

State of Tennessee
County of Davidson

Personally appeared before me William Harrison Flick Wiltshire Jr with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of July, 2021.

Notary Public
My Commission Expires: _____

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the ___ day of July, 2021, before me personally appeared William Harrison Flick Wiltshire Jr., the person who executed the foregoing instrument on behalf of Cynthia D Wiltshire and acknowledged that he executed the same as the free act and deed of the said Cynthia D Wiltshire, through Power of Attorney granted him by the said Cynthia D Wiltshire.

Notary Public
mu commission expires:

File No.: 15752

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022