Name and Address of New Owner:
Andrew Austin
1106 Riverside Drive
Nashville, TN 37206

Send Tax Bills To:
Andrew Austin
1106 Riverside Drive
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 698706 DEEDWARR
08/17/2021 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210817-0110856

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 08303017300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven L. Cartwright and wife, Theresa N. Cartwright**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Austin** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot "B" in Boethius Subdivision of Lots 8, 9 & 10 in Carver's Addition in W. W. Ashworth's Subdivision of certain lots on the Plan of Brownsville, described as follows:

Beginning at a stake in the westerly margin of Riverside Drive, 156-2/3 feet southerly along the westerly margin of Riverside Drive from the southerly margin of Greenwood Avenue; running thence westerly along the south boundary of Lot "A" 112 feet to a stake in the easterly margin of the L & N Railroad right-of-way
and measuring along the easterly margin of said right-of-way is 194 feet 4 inches southeasterly from the intersection of said right-of-way with Greenwood Avenue; thence southerly along the easterly margin of said Railroad right-of-way, 50-1/3 feet to a stake; thence easterly 106 feet to a stake in the westerly margin of Riverside Drive; thence along the westerly margin of Riverside Drive, northerly 46-2/3 feet to the beginning.

Being the same property conveyed to Steven L. Cartwright and wife, Theresa N. Cartwright, by Deed from Ray Alan Stewart and wife, Janice M. Stewart, recorded on June 25, 2001, of record in Instrument No. 20010625-0067041, Register's Office for Davidson County, TN.

This is improved property known as 1106 Riverside Dr., Nashville, TN 37206.

Steven Lamont Cartwright, who died on December 01, 2020, is survived by spouse Theresa M. Cartwright , as surviving tenants by entirety.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of August, 2021.

Theresa N. Cartwright (SEAL)
Theresa N. Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2021, before me personally appeared Theresa N. Cartwright, 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 16th day of August, 2021.

Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of August, 2021.

Notary Public
My commission expires:
File No. 2021-3001

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 16, 2021 (date of document).

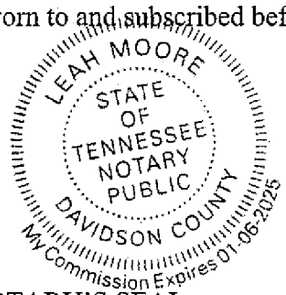
Regina Sullo
Affiant Signature

August 16, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16 day of August, 2021.



Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL