

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$650,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 OF **SEPTEMBER, 2021.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIE GUYER & JEFFREY R. WILTGEN	**NEW OWNER**	**116-12-0-074.00**
(NAME)	(NAME)	
3708 WOODMONT LANE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 720035 **DEEDWARR**
09/20/2021 10:54:20 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210920-0125922

WARRANTY DEED

FOR AND IN 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, **WE, CLARE C. BAKER AND KATHERINE PUCKETT, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF SANDRA NALL CARTER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIE GUYER AND JEFFREY R. WILTGEN, WIFE AND HUSBAND**, 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. 36, as shown on the map entitled Map of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JESSE D. CARTER and wife, SANDRA N. CARTER, by deed from MURRY B. STEWART and wife, LOIS BROOKS STEWART, of record in Book 2595, page 61, dated September 19, 1956, said Register's Office.

Per Final Decree, JESSE DEMOSS CARTER (a/k/a Jesse D. Carter) was divested of all interest in subject property and it was vested into SANDRA ROWLAND NALL CARTER (a/k/a Sandra N. Carter), of record in Book 3853, page 25, dated January 18, 1965 and amended in Book 3853, page 28, said Register's Office.

SANDRA NALL CARTER, a/k/a Sandra N. Carter, died on or about January 10, 2021. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 21P111, devised the subject property to her daughters, CLARE C. BAKER and KATHERINE PUCKETT.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 1130, page 13, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **3708 WOODMONT LANE, NASHVILLE, TN 37215**
(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; 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 our hands this 17 day of September, 2021.

CLARE C. BAKER

KATHERINE PUCKETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clare C. Baker and Katherine Puckett,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of September, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public