Karen Johnson Davidson County
Batch# 753097 DEEDWARR
11/10/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20211110-0150443

WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

File No. BC-21-1406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 3rd day of November, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Seth Wayne Kaltrider	New owner	
(NAME)	(NAME)	
1706 Northview Avenue		072-10-0-220.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Daniel J. Fitzpatrick and Hannah S. Fitzpatrick, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth Wayne Kaltrider , single man**. 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Tract of land in the 11th Civil District of Davidson County, Tennessee, being Lot Nos. 3 and 4, on an unrecorded plan of lots described according to a survey made by Pete Meyer, of February 17, 1946, and also described according to a survey made by T.R. Sanford, Surveyor dated June 27, 1961 as follows:

Beginning at a point in the center of Northview Avenue 249 feet South of the center line of Moneta Avenue; thence North 88 degrees 45 minutes West, 147.5 feet, more or less, to the Easterly margin of the L & N Railroad right-of-Way; thence Southerly along said right-of-way 120 feet to a point; thence South 88 degrees 45 minutes East 161.5 feet, more or less, to the center line of Northview Avenue; thence with the center line of same Northerly 120 feet to the point of beginning.

Included in the above described property but expressly excluded therefrom is the land located in the 7th Councilmanic District of Davidson County, Tennessee, being the same property conveyed to Eric J. Lesueur and wife, Jerri Dawn Lesueur by deed dated June 19, 2006 from George H. Patton, unmarried, of record in Instrument No. 20060629-0077947, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being all of Lot No. 4 on the unrecorded plan of lots according to a survey by Pete Meyer dated February 17, 1946 and T.R. Sanford Dated June 27, 1961, described more particularly according to a survey dated June 15, 2006 by Mark Devendorf (TN RLS No. 1838) as follows:

Beginning at an iron pipe (old) on the Westerly margin of Northview Avenue (40' wide Right-of-way), said pipe being the Northeast corner of the Valerie R.

Perry and Barbara S. Counts land (Book 7425, page 795, Register's Office for Davidson County, Tennessee); thence leaving said margin with said Perry/Counts North 88 degrees 45 minutes 00 seconds West 143.62 feet to an iron rod (new) in the Easterly margin of a railroad right of way; thence with said railroad right of way North 08 degrees 21 minutes 27 seconds East 60.00 feet to an iron rod (new) at the Southwest corner of the George H. Patton land (Book 10486, Page 239, RODC, TN); thence with said Patton South 88 degrees 55 minutes 14 seconds East 136.58 feet to an iron rod (old) in said Westerly margin of Northview Avenue; thence with the said Westerly margin South 01 degrees 37 minutes 18 seconds West 59.95 feet to the point of beginning, containing 0.19 acres more or less.

Being the same property conveyed to Daniel J. Fitzpatrick and Hannah S. Fitzpatrick, husband and wife, by Warranty Deed from Brittany Lora Stewart and Matthew Tyree, wife and husband, of record in Instrument No. 20160817-0086009 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 17, 2016. Affidavit of Scrivener's Error of record in Instrument No. 20190312-0022676 and in Instrument No. 20160826-0089668, said register's office.

Being also known as 1706 Northview Avenue, Nashville, Tennessee 37216. This is property more commonly known as 1706 Northview Avenue, Nashville, TN 37216.

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 3rd day of November, 2021.

Daniel J. Fitzpatrick

Hannah S. Fitzpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2021, before me personally appeared Daniel J. Fitzpatrick and Hannah S. Fitzpatrick, 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 3rd day of November, 2021.

Notary Signature
My commission expires: 1/3/23

LILIE GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/3/21.

Affiant Signature

11/4/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/4/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON