Karen Johnson Davidson County
Batch# 755185 DEEDWARR
11/15/2021 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20211115-0151932

36651

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36651-09-2021** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.<br>Barry Mitchiner Caldwell<br>Affiant<br>Subscribed and sworn to before me this 15th day of October, 2021.<br>Notary Public<br>My Commission Expires: 3/6/24 |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Barry Mitchiner Caldwell<br>147 Cheek Road<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>NEW OWNER<br>147 Cheek Rd<br>Nashville, TN 37205 | **Tax Information:**<br>Map and Parcel No.:<br>130 09 0 056.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wentworth Caldwell Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barry Mitchiner Caldwell, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 147 Cheek Road, Nashville, TN 37205. This is not the residence of Grantor.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 15th day of October, 2021.

Wentworth Caldwell Jr.
Wentworth Caldwell, Jr.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wentworth Caldwell, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2021.

Notary Public

My Commission Expires:

NAISHA TAILYNN MENDEZ
Notary Public - State of Florida
Commission # HH 147923
My Comm. Expires Jul 1, 2025
Bonded through National Notary Assn.

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

TRACT NO. I:

Being the Westerly 116 feet front of the Easterly 126 feet front and the Westerly 114 feet of the Easterly 124 feet of Lot No. 10 of Block "D" on the map of the Revised Highlands of Belle Meade No. 2 as of record in Book 843, Page 18, Register's Office for said County.

Said part of Lot No. 10 fronts 116 feet on the Southerly side of Cheek Road and runs back between lines 175 feet to a 25 foot street, measuring 114 feet thereon.

TRACT NO. II:

A strip of land 25 feet wide and 114 feet lot, which strip of land was formerly an unaccepted dedicated street on "Revised Plan of Highlands of Belle Meade No. 2", which parcel of land begins at the Southeast corner of a lot presently owned by said Grantees, and hereinafter described, and runs Westerly 114 feet to a point, then Southerly 25 feet along the line which is a continuation of the Westerly border of Grantees' presently owned lot; thence Easterly 114 feet to a point on a line with the Easterly border of Grantees' presently owned lot, thence 25 feet Northerly back to the point of beginning.

Being the same property conveyed to Wentworth Caldwell, Jr., by Warranty Deed from David T. Maddux and wife, Barry C. Maddux, of record in Instrument No. 20080918-0095398, in the Register's Office of Davidson County, Tennessee, dated September 16, 2008 and recorded on September 18, 2008.

This conveyance is made subject to:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Highlands of Belle Meade No. 2, as recorded in Plat Book 843, Page(s) 18.
2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1812, Page 463.
3. Easement recorded in Book 1065, Page 6

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/15/2021

GEORGE E. MUDTER, JR.
Dated 10/15/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/15/2021
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

