WARRANTY DEED

Karen Johnson Davidson County
Batch# 812619 DEEDWARR
02/28/2022 02:55:37 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00

20220228-0022594

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/8/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirtley Whittington	NEW OWNER	091 06 0 166.00 091 06 0 165.00
(NAME)	(NAME)	
409 A THERESA AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE **Robert Kevin Bastin and Johnny Ray Bastin Jr. and Michael E. Bastin Sr. and Mark Ward Moore,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kirtley Whittington**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel One: (091 06 0 165.00)

Being Lot No. 16 on the Map of West Park Addition No. 2, as of record in Book 2330, Page 63, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 16 fronts 53 feet on the Westerly side of 57th Avenue North, and runs back 133.8 feet on the North line and 143.7 feet on the South line, to a dead line in the rear which measures 55 feet.

Being the same property conveyed to 1/3 interest to Mark Ward Moore, as co-owners with Robert Kevin Bastin, Johnny Ray Bastin, Jr. and Michael E. Bastin, Sr. who possess a (2/3) two-thirds ownership interest by Executor's Deed from Mark Ward Moore, as Executor of the Estate of Minnie Mai Bastin, deceased, dated 11/16/2021 and recorded 11/30/2021, of record in Instrument 202111300157770, Register's Office for Davidson County, Tennessee.

Parcel Two: (091 06 0 166.00)

Being Lot No. 15 on the Plan of West Park Addition No. 2, as of record in Book 2330, Page 63, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 15 fronts 52.0 feet on the Northwesterly margin of 57th Avenue North and runs back between lines measuring 153.4 feet on the Southwesterly line and 143.7 feet on the Northeasterly line to a dead line in the rear measuring 54.0 feet thereon.
evidenced in File No. 17P474, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to 1/3 interest to Mark Ward Moore, as co-owners with Robert Kevin Bastin, Johnny Ray Bastin, Jr. and Michael E. Bastin, Sr. who possess a (2/3) two-thirds ownership interest by Executor's Deed from Mark Ward Moore, as Executor of the Estate of Minnie Mai Bastin, deceased, dated 11/16/2021 and recorded 11/30/2021, of record in Instrument 202111300157771, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1110 & 1112 57th Ave North, Nashville, TN 37209

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of February, 2022.

Robert Kevin Bastin

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Kevin Bastin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of February, 2022.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Effective the 18th day of February, 2022

Johnny Ray Bastin, Jr. by Robert Kevin Bastin, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert Kevin Bastin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Johnny Ray Bastin, Jr., and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book *____, Page _____, Register's Office of Davidson County, Tennessee. *Instrument No. 20220224-0021316

Witness my hand and Official seal this 18th day of February, 2022.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

Notary Public:
My Commission Exp:

Effective the 18th day of February, 2022

Michael E. Bastin, Sr. by Robert Kevin Bastin, as his Attorney in Fact

State of Tennessee
County of Sumner

On this , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert Kevin Bastin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Michael E. Bastin, Sr., and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book *____, Page _____, Register's Office of Davidson County, Tennessee. *Instrument No. 20220224-0021313

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

Witness my hand and Official seal this 18th day of February, 2022.

Notary Public:
My Commission Expires: _____

Effective the 22nd 18 day of February, 2022

Mark Ward Moore

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 Mark Ward Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd 18 day of February, 2022

Notary Public:
Expiration: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024