(1)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 843243 DEEDWARR
04/20/2022 03:03:04 PM 2 pgs
Fees: $13.00 Taxes: $9,324.00
20220420-0045914

Warranty Deed

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,520,000.00. Affiant Subscribed and sworn to before me, ~~this~~ the 18th day of April, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Charles C. Wardlaw Family Legacy Trust dated October 19, 2020	Charles Wardlaw ~~New Owner~~ SH	083-05-0-392.00
1423 Stratton Avenue	209 Gentry Ave.	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KORTNEY M. WILSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOUISE TRYPHENA WARDLAW, TRUSTEE OF THE CHARLES C. WARDLAW FAMILY LEGACY TRUST DATED OCTOBER 19, 2020**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Resubdivision of Part of Lot No. 8 Ordway Home Place of record in Plat Book 2854, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David B. Wilson and Kortney M. Wilson, husband and wife by Warranty Deed from Home Equity Asset Partners, LLC, a Delaware Limited Liability Company of record in Instrument No. 20120622-0055134, Register's Office for Davidson County, Tennessee, dated June 20, 2012 and recorded on June 22, 2012.

Being the same property conveyed to Dwight P. Wiles, Trustee, Stratton House Trust dated August 31, 2015 by Quitclaim Deed from David B. Wilson and Kortney M. Wilson, husband and wife of record in Instrument No. 20151012-0103539, Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on October 12, 2015.

Being the same property conveyed to David B. Wilson and Kortney M. Wilson, husband and wife by Quitclaim Deed from Dwight P. Wiles, Trustee of the Stratton House Trust dated August 31, 2015 of record in Instrument No. 20190522-0048639, Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on May 22, 2019.

Being the same property conveyed to Kortney M. Wilson, an unmarried woman by Quitclaim Deed from David B. Wilson, an unmarried man, of record in Instrument No. 20200521-0053198, Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on May 21, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1423 Stratton Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of April, 2022.

Kortney M. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kortney M. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025