WARRANTY DEED

Karen Johnson Davidson County
Batch# 845746 DEEDWARR
04/26/2022 11:08:54 AM 2 pgs
Fees: $13.00 Taxes: $1,674.25

20220426-0047834

LR-SA-22-335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bagwell Construction Co., LLC	**New Owner**	
(NAME) **1415 Fairview Dr.**	(NAME)	**092-13-0-271.00**
(ADDRESS) **Mount Juliet, 37122**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **WENDY A. SMITH AND HUSBAND, GREGORY TROSTLE, AS TENANTS BY THE ENTIRETY AND LINDSEY SMITH-TROSTLE, UNMARRIED, HER HEIRS AND ASSIGNS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAGWELL CONSTRUCTION CO., LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 7, Block 27 on the Plan of E.J. Plummer's Addition of record in Book 161, Page 39, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50.0 feet on the westerly side of Chamberlin Avenue, formerly 38th Avenue, North or Center Street, and extends back between parallel lines 154.0 feet, more or less, to an alley.

Being the same property conveyed to Wendy A. Smith and Gregory Trostle wife and husband by Warranty deed from The 335 Chamberlin Ave Trust, First Jordan LLC as Trustee of record in Instrument No. 20090821-0078851 Register's Office for Davidson County, Tennessee, dated August 20 , 2009 and recorded on August 21, 2009.

Being the same property conveyed to Wendy A. Smith and husband, Gregory Trostle , as tenants by the entirety, a One-half (1/2) undivided interest, as joint tenants with common law right of survivorship with Lindsey Smith-Trostle, unmarried, her heirs and assigns, a One-half (1/2) undivided interest by Quitclaim deed from Wendy A Smith and husband Gregory Trostle of record in Instrument No. 2010102-10084185 Register's Office for Davidson County, Tennessee, dated October 20, 2010 and recorded on October 21, 2010 .

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **335 Chamberlin St., Nashville, Tennessee 37209**.

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), their heirs and 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), 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(s) this the 22nd DAY OF APRIL, 2022.

Wendy A. Smith

Gregory Trostle

Lindsey Smith-Trostle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY SMITH-TROSTLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212