WARRANTY DEED

Karen Johnson Davidson County
Batch# 898038 DEEDWARR
08/03/2022 10:32:36 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220803-0088386

G-VRES-22-913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

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)
Walker B. Igleheart	**Northpointe Bank**	
(NAME)	(NAME)	**156-06-0-009.00**
913 Harpeth Bend Drive	**3333 Deposit Drive NE**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Grad Rapids, MI 49546**	
(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, **KATHRYN PETERSON CARTWRIGHT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALKER B. IGLEHEART, MARRIED** , 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:

Land in Davidson County, Tennessee, being Lot No. 751 on the Plan of Harpeth Woods, Section Two of record in Book 5200, Page 280 Register's Office for Davidson County, Tennessee.

Said Lot No.751 fronts 77.7 feet on the broken Southerly margin of Harpeth Bend Drive and extends back 200.0 feet on the Northeasterly line and 199.2 feet on the Southwesterly line to a dead line in rear, measuring 73.0 feet thereon.

Being the same property conveyed to Kathryn G. Peterson, unmarried by Warranty Deed from Omar El-Shishini and wife, Christie M. El-Shishini of record in Instrument No. 20060728-0091512 Register's Office for Davidson County, Tennessee, dated July 26, 2006 and recorded on July 28, 2006.

Kathryn Peterson having since married and is now known as Kathryn Peterson Cartwright. Joshua Robert Cartwright joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 280, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5884, Page 840, in the 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: **913 Harpeth Bend Drive, Nashville, Tennessee 37221**.

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 1st DAY OF AUGUST, 2022.

Kathryn Peterson Cartwright

Joshua Robert Cartwright by Kathryn Peterson Cartwright, attorney in fact
Joshua Robert Cartwright
by Kathryn Peterson Cartwright, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN PETERSON CARTWRIGHT, 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 1st of August, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN PETERSON CARTWRIGHT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA ROBERT CARTWRIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA ROBERT CARTWRIGHT.

Witness my hand and official seal, this the 1st of August, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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