WARRANTY DEED

Karen Johnson Davidson County
Batch# 899170 DEEDWARR
08/04/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20220804-0089018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Cantwell, Jr and Silvia M. Cantwell	NEW OWNER	
(NAME)	(NAME)	
146 Prospect HI		116-08-0F-146.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GRACE S. BATHRICK, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT H. CANTWELL, JR AND SILVIA M. CANTWELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, 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 a certain building site (Lot) identified as No. 146, as shown on the Revised Plan of Sugartree, Phase 3, of record in Book 5050, Pages 67-71 as amended thereto, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald U. Bathrick and wife, Grace S. Bathrick by Warranty Deed from Michael Terry Burkhalter and wife, Peggy Canon Burkhalter of record in Instrument No. 199912130302370 Register's Office for Davidson County, Tennessee, dated November 29, 1999. Donald U. Bathrick died on September 25, 2011, vesting title solely in Grace S. Bathrick as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 146 Prospect HI, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 24th day of June, 2022

GRACE S. BATHRICK

BY: Grace S. Bathrick by Carroll Boatman, her Attorney-In-Fact

CARROLL BOATMAN, AS ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of June, 2022, before me personally appeared Carroll Boatman, to me known to be the person who executed the foregoing instrument on behalf of Grace S. Bathrick and acknowledged that she executed the same as the free act and deed of Grace S. Bathrick.

Witness my hand and official seal this 24th day of June, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

Certificate of Authenticity

I, Beth Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 24, 2022**.

Affiant Signature

June 24, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

24th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

