WARRANTY DEED

Karen Johnson Davidson County
Batch# 969671 **DEEDWARR**
02/13/2023 09:24:40 AM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20230213-0010208

File No. AT-22-3714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Sandy McCollum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 2-1-27
(AFFIX SEAL)

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCD Properties LLC (NAME)	SCD Properties LLC (NAME)	
442 Malvin St (ADDRESS)	442 Malvin St (ADDRESS)	039-00-0-072.00
Gallatin TN 37066 (CITY) (STATE) (ZIP)	Gallatin TN 37066 (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/we, **Cartwright Construction LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCD Properties, LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in th 1st Council district of Nashville, Davidson County, Tennessee;

Beginning in the Easterly Right of Way of Clarksville Highway, approximately 2800 feet North of Lloyd Road; Thence along said highway N 32 degrees 37' 05" W, 115.67 feet; Thence leaving said highway N 63 degrees 22' 55" E, 349.5 feet; Thence S 21 degrees 07' 05" E, 119.00 feet to the Northerly side of a 16' strip called "Moore's Road", Thence with said strip S 64 degrees 01' 55" W, 330.17 feet to the point of beginning and containing 0.91 acre, more or less.

Being the same property conveyed to William H. Curtis by Warranty Deed from Margie M. Moore of record in Book 11711, Page 804, Register's Office for Davidson County, Tennessee, dated October 11, 1999 and recorded on October 21, 1999.

The said William H. Curtis having died on or about November 29, 2016; filed for Probate in Docket No. 18-P-1572, Chancery Court of Davidson County, Tennessee. Letters of Administration were issued to Talathia C. Matthews. See also, Affidavits of Heirship of record in Instrument Nos. 20210413-0049304 and 20210413-0049305, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cartwright Construction LLC, a Tennessee limited liability company by Warranty Deed from Talathia C. Matthews, Tammy R. Kirby, and Jenny R. Norwood, heirs at law of William H. Curtis of record in Instrument No. 20210413-0049306 Register's Office for Davidson County, Tennessee, dated April 7, 2021 and recorded on April 13, 2021.

This is property more commonly known as 5020 Clarksville Highway, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of February, 2023.

Cartwright Construction LLC, a Tennessee Limited Liability Company

By: _____
AJ Cartwright, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared AJ Cartwright, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Member of Cartwright Construction LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the [limited liability company] OR [corporation] by himself/herself as Member.

Witness my hand this 10th day of February, 2023.

_____
Notary Signature

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

My commission expires:_____