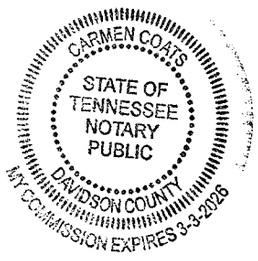
Karen Johnson Davidson County
Batch# 999391 DEEDWARR
05/03/2023 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230503-0032958

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Julie Bailey Affiant Subscribed and sworn to before me, this the 2nd day of May, 2023. Carmen Coats 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:
Grace Villeneuve	SWBC Mortgage Corp.	091-02-0-615.00
5610 New York Avenue	9311 San Pedro #100	
Nashville, TN 37209	San Antonio, TX 78216	

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, **ANDREA NICOLE LAMBERT AND ANDREW HARTLEY WILTZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRACE VILLENEUVE, SINGLE WOMAN**, 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:

Being part of Block "I" on the plan No. 2 West Nashville, as of record In Book 57, page 172, Registers Office for said County, being Lot No. 1519 on the unrecorded subdivision of said Block 1" described as follows:

Beginning on the Northerly margin of New York Avenue at a point 60 feet East of the Easterly margin of 57th Avenue North, said point being the corner of Lots Nos. 1519 and 1521; thence with said avenue Easterly 25 feet to the comer of Lots 1517 and 1519; thence with the line between said two lots Northwardly 150 feet to the Southerly margin of an alley; thence with said alley Westerly 25 feet to the corner of Lots Nos. 1519 and 1521: thence with the line between said two lots Southerly 150 feet to the beginning.

Being the same property conveyed to Andrea Nicole Lambert and Andrew Hartley Wiltz, wife and husband by Warranty deed from Dave Rodman and Sally Rodman, husband and wife of record in Instrument No. 20170213-0014714 Register's Office for Davidson County, Tennessee, dated February 03, 2017 and recorded on February 13, 2017.

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 5610 New York Avenue, Nashville, TN 37209, 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 2nd day of May, 2023.

Andrea Nicole Lambert

Andrew Hartley Wiltz

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrea Nicole Lambert and Andrew Hartley Wiltz, 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 1st day of May, 2023.

Notary Public

My Commission Expires: 9-9-2025

MARK ALLEN ROY
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP34655
My Commission Expires Sep. 9, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 3, 2023 (date of document).

Affiant Signature

May 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023