Karen Johnson Davidson County
Batch# 1006798 DEEDWARR
05/23/2023 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,408.70
20230523-0038857

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $651,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of May, 2023. Notary Public My commission expires: 09-07-2026

AMANDA MAYNOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2026

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:
Gartland Exchange, LLC	New Owner(s)	083-09-0-321.00
4411 T Mor Cove		
Oakwood GA, 30566		

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, **MARY R. CARPENTER, A SINGLE WOMAN AND JONATHAN H. WELLEMEYER, A SINGLE MAN** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARTLAND EXCHANGE, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of A. V. S Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary R. Carpenter, a single woman and Jonathan H. Wellemeyer, a single man by Warranty deed from Kathy G. Timmons and Walter R. Timmons, wife and husband of record in Instrument No. 20161215-0131706 Register's Office for Davidson County, Tennessee, dated December 12, 2016 and recorded on December 15, 2016.

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 1423 Gartland Avenue, Nashville, TN 37206, 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 ~~2~~ 19th day of May, 2023.

Jonathan H. Wellemeyer

Mary R. Carpenter by Jonathan H. Wellemeyer, attorney in fact

Jonathan H. Wellemeyer

Mary R. Carpenter by Jonathan H. Wellemeyer, Attorney in Fact

STATE OF MARYLAND
~~COUNTY OF~~ BALTIMORE CITY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan H. Wellemeyer, 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.

LATRICE WHITAKER
NOTARY PUBLIC
Anne Arundel County, Maryland
MY COMMISSION EXPIRES MAY 5, 2026

Witness my hand and seal this 19th day of May, 2023.

Notary Public

My Commission Expires: 05/05/2026

STATE OF MARYLAND
~~COUNTY OF~~ BALTIMORE CITY

On this 19th day of May, 2023, before me personally appeared Jonathan H. Wellemeyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary R. Carpenter as Attorney in Fact, and acknowledged that he executed the same as the free act and deed of Mary R. Carpenter.

Witness my hand and seal this 19th day of May, 2023.

Notary Public

My Commission Expires: 05/05/2026

LATRICE WHITAKER
NOTARY PUBLIC
Anne Arundel County, Maryland
MY COMMISSION EXPIRES MAY 5, 2026

Certificate of Authenticity

I, Tonya Loftin, 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 19, 2023**.

Date

Tonya Loftin
Affiant Signature

May 23, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of May, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)