Karen Johnson Davidson County
Batch# 1006905 DEEDWARR
05/24/2023 09:19:30 AM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20230524-0038994

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37647-04-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me this 22nd day of May, 2023. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: William Lucas Barton, Hannah Kath'ryn Lovell 5112 Indiana Avenue Nashville, TN 37209	**Send Tax Bills To:** SWBC MORTGAGE CORP 9311 SAN PEDRO AVE, STE 100 SAN ANTONIO, TX 78216	**Tax Information:** Map and Parcel No.: 09111014900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca T. Nelson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Lucas Barton and Hannah Kath'ryn Lovell, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5112 Indiana Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of May, 2023.

Rebecca T. Nelson

Rebecca T. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca T. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2023.

Notary Public

My Commission Expires:
10-2-2023

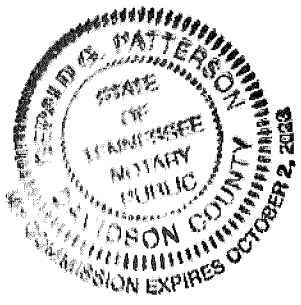


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots number 1021 and 1023 of Block 161 (erroneously cited as Block 61 on some prior deeds) on the Plan of the No. 1 Plan of West Nashville Subdivision, as shown on the plat of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Rebecca T. Nelson, an unmarried person, by Warranty Deed from Brian Craig Caine, joined by his spouse, Bobbie Jo Caine, of record in Instrument No. 20120228-0017250, in the Register's Office of Davidson County, Tennessee, dated February 27, 2012, and recorded on February 28, 2012.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 09111014900.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1 Plan of West Nashville, as recorded in Plat Book 57, Page(s) 74 and 75.

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 24, 2023 (date of document).

Affiant Signature

May 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th 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