WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013866 **DEEDWARR**
06/12/2023 09 30 19 AM 2 pgs
Fees: $13.00 Taxes. $1,942 50

20230612-0044341

File No. DH-23-4519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ASHLEY SCHADE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 05 2024

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
Erin Elise Laughlin	New owner	
(NAME)	(NAME)	051-00-0-01 AND 051-00-0-199.00
800 Skyline Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(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/we, **Jordan L. Bolt and Jacqueline R. Bolt, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Elise Laughlin, an unmarried woman**, 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 lying in the 19th Civil District of Davidson County, Tennessee, described as follows:

Parcel 1:
Beginning at a spike in the centerline of due West Avenue, being the common corner of the Chestnut Hill Apartment's property and being the Southeast corner of the H. H. Wingett Property of record in Book 1645, Page 33, Register for Davidson County, Tennessee; thence with the centerline of due West Avenue, North 73 degrees 45 minutes West, 200.00 feet to a spike; thence North 07 degrees 00 minutes West, 350.00 feet to an iron pin; thence South 89 degrees 30 minutes East, 200.00 feet to an iron pin; thence South 04 degrees 55 minutes East, 403.10 feet to the point of beginning, containing 1.66 acres, more or less.

Included but Expressly Excluded is the right-of-way of Due West Avenue.

Parcel 2:
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee bounded on the South by the remaining Land of the H. H. Wingett Trust, bounded on the West by the Cecil E. Webb, et ux property, bounded on the North by the Terry W. Burdette, et ux, property, bounded on the East the J. T. Almand, Et ux property and being more particularly described according to a survey prepared by Thornton and Associates, Inc., 1615 Haynes Meade Circle, Nashville, TN 37207, Dated 3-12-98.

Beginning at a point in the Northwesterly margin of old due West Avenue, said point being 1,557 feet, more or less, from the Westerly margin of due West Avenue; thence a common line with the remaining land of the H. H. Wingett Trust, North 89 degrees 30 minutes 00 seconds West 477.09 feet; thence a common line with the Cecil E. Webb, et ux property, North 01 degrees 54

minutes 52 seconds East 358.49 feet; thence a common line with the Terry W. Burdette, et ux property, South 89 degrees 30 minutes 00 seconds East 484.00 feet; thence a common line with the J. T. Almand, et ux property, South 01 degrees 54 minutes 42 seconds East 323.64 feet to an iron pin in the Northwesterly margin of old due West Avenue; thence with said margin and a curve of the left having a central angle of 97 degrees 58 minutes 58 seconds, a radius of 26.00 feet, a length of 44.46 feet, and a chord bearing and distance of South 49 degrees 06 minutes 23 seconds West 39.24 feet; thence, South 00 degrees 06 minutes 54 seconds West 9.07 feet to the point of beginning, containing 4.059 acres, more or less.

Subject parcel is Encumbered by a 300 foot wide Sub-surface Sewage Easement parallel and adjacent to the entire Northerly boundary, containing 3.50 acres, more or less.

Being the same property conveyed to Jordan L Bolt and Jacqueline R Bolt, husband and wife by Warranty Deed from James Reed and Amy Reed, husband and wife of record in Instrument No. 20191227-0133953 Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on December 27, 2019.

This is property more commonly known as 800 Skyline Ridge Drive, Nashville, TN 37115.

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 9th day of June, 2023.

Jordan L. Bolt

Jacqueline R. Bolt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2023, before me personally appeared Jordan L. Bolt and Jacqueline R. Bolt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024