RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122File No.:
QWB-16274-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042056 DEEDWARR
08/24/2023 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,134.57
20230824-0066179

STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson JG

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,641.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2023

NOTARY PUBLIC

My commission expires: March 7th, 2026

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT PREPARED BY:		
WilsonBerry Title & Escrow	2231 N. Mt. Juliet Rd., Suite 203	Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarrod Denmark Walker 422 Grapevine Avenue Nashville, TN 37115	Same address as new owner	052-09-0-095.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIX THOUSAND SIX HUNDRED FORTY ONE AND 00/100 Dollars ($306,641.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KATHLEEN L. STURDIVANT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JARROD DENMARK WALKER, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 15-22, inclusive, and Lots No. 51-54, inclusive, on the Plan of Woodvale Grove, Montague Park, a subdivision of Lots 19 & 26, in Plan of Montague Park, of record in Book 421, page 193; and such portions of 'The Board Walk,' and a 14-foot unnamed road vacated and abandoned by Metropolitan Council Bill No. 69-963, and of record in Book 4392, page 781, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen L. Sturdivant by Quitclaim Deed from Grapevine Avenue, LLC, dated January 24, 2023, and of record in Instrument No. 20230810-0061963, said Register's office.

Being the same property conveyed to Grapevine Avenue, LLC, a Tennessee limited liability company, from Kathleen L. Sturdivant, married, by Quitclaim Deed dated April 15, 2020 and recorded April 27, 2020 in Instrument #20200427-0043979, said Register's Office.

Being the same property conveyed to Kathleen L. Sturdivant, married, from Stoneway Holdings, LLC, a Texas limited liability company, by Warranty Deed dated February 7, 2020 and recorded February 14, 2020 in Instrument #20200214-0017020, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 422 Grapevine Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of August, 2023

GRANTOR(S)

Kathleen L. Sturdivant

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Kathleen L. Sturdivant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of August, 2023.

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th 2026

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

TRUE COPY CERTIFICATION

I, Marty Berry, do hereby make oath that I am 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 8/23/24 (date of document).

Marty Berry

8/24/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 24 day of August, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2025