Karen Johnson Davidson County
Batch# 1042141 DEEDWARR
08/24/2023 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $2,828.65
20230824-0066285

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37677-05-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $764,500.00. Affiant Subscribed and sworn to before me this 18th day of August, 2023. Notary Public My Commission Expires: 7/6/2024

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON TAYLOR
COUNTY OF DAVIDSON
COMM. EXPIRES 07/06/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Grace Bassett John Edwin Bassett 3821 Dartmouth Avenue Nashville, TN 37215	NEW OWNERS 3821 DARTMOUTH AVENUE NASHVILLE, TN 37215	Map and Parcel No.: 11608011800

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, **Mary Cypress Metz, a single woman, being formerly known as Mary Cyress Howell ("Grantor")**, has this day bargained and sold, and does hereby transfer and convey to **Kathryn Grace Bassett and John Edwin Bassett, wife and husband ("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 3821 Dartmouth Avenue, Nashville, Davidson County, Tennessee 37215.

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 Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has 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 18th day of August, 2023.

GRANTOR:

Mary Cypress Metz f/k/a Mary Cypress Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Cypress Metz f/k/a Mary Cypress Howell, 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 18th day of August, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 of Block "C" on the Plan of Woodmont Lane Homesites Subdivision, as of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Cypress Howell, a single woman, by deed dated June 14, 2013 from Travis F. McClain and wife Lindsay N. Yegan McClain of record in Instrument No. 20130620-0063257, Register's Office for Davidson County, Tennessee. Mary Cypress Howell married Ellis Frederic Metz on April 11, 2015, and changed her name to Mary Cypress Metz. The said parties having since divorced, and pursuant to Section 5 of the Final Decree of Divorce entered on April 8, 2020 in the Third Circuit Court for Davidson County, Tennessee under Docket No. 19D2107, Ellis Frederic Metz was divested of all interest in the subject property. Mary Cypress Metz retained her married name subsequent to such divorce; Mary Cypress Howell being one and the same person as Mary Cypress Metz.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.
3. Agreement relative to water rights recorded in Book 1021, page 420, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 18, 2023**.

Date

Affiant Signature

August 24, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **24** day of **August**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)