Karen Johnson Davidson County
Batch# 1044109 DEEDWARR
08/29/2023 03 35 22 PM 3 pgs
Fees $18 00 Taxes $2,035 00
20230829-0067781

RECORD AND RETURN TO.
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No. QLC-16606-2023

WARRANTY DEED

LEE E CRANFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

Lindsey Pickney Deal
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of Aug ,2023

NOTARY PUBLIC

My commission expires 11/6/2023

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bear Paws, GP 3636 Murphy Road Nashville, TN 37209	Same address as new owner	104-05-0-058

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) 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, **MARK A. WUTKA, A MARRIED MAN, AND MARY L. MCKINNEY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BEAR PAWS, GP, A TENNESSEE GENERAL PARTNERSHIP**, 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 Lot No. 156 on the Plan of West Grove Subdivision, as of record Plat Book 421, Page 109, Register's Office for said County.

Said Lot No 156 fronts 50 feet on the Easterly side of 37th Avenue North and runs back between parallel lines, with the Northerly margin of an alley, 200 feet to an alley in the rear

Being the same property conveyed to Mark A Wutka and Mary L McKinney, tenants in common with right of survivorship, by Warranty Deed from BJ Investments, LLC, of record in Instrument No 20120103-0000387, in the Register's Office of Davidson County, Tennessee, dated December 15, 2011, and recorded on January 03, 2012

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: 104 37th Avenue North, Nashville, TN 37209

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 29th day of August, 2023

GRANTOR(S)

Mark A. Wutka

Mary L. McKinney by Mark A. Wutka, her Attorney-In-Fact as her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Mark A. Wutka, a married man, 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 29th day of AUG, 2023.

LEE E CRANFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires: 11/6/2023

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Mark A. Wutka, as Attorney in Fact for Mary L. McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Mary L. McKinney and that he is authorized by Mary L McKinney to execute this instrument on her behalf

WITNESS my hand and seal, this the 29th day of AUG, 2023.

LEE E CRANFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires: 11/6/2023

