WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045182 DEEDWARR
09/01/2023 10 25 03 AM 2 pgs
Fees $13 00 Taxes $7,400 00

20230901-0068672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonewall Cottage, LLC, a Florida limited liability company	NEW OWNER	
(NAME) 1023 Stonewall Dr	(NAME)	131 16 0 035.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, **KATHRYN BEHM CELAURO BOLTON F/K/A KATHRYN B. CELAURO**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STONEWALL COTTAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 of Block "C" on the Map of the First Addition to Gateway Acres, a part of the Overton Lea Estates, as of record in Plat Book 1424, Page 9, in the Register's Office for said County, described according to a survey made by Blanchard & Parrish, Engineers, May 01, 1941, as follows:

Beginning on the Easterly margin of Clendenin Road, the corner of Lots Nos. 1 and 2; thence with the line between said two lots, South 82° 54' East 244.3 feet; thence North 8° 14' East 233.6 feet to the Southerly margin of Stonewall Drive, formerly Oakwood Lane; thence with said drive, Westwardly 53.1 feet, continuing with said drive, Westwardly 174.8 feet to the beginning of a curve; thence around said curve, in a Southwesterly direction 25 feet to the Easterly margin of Clendenin Road; thence with said road, Southwardly 206.9 feet to the beginning.

Being the same property conveyed to Leonard and Kathryn B. Celauro, by Warranty Deed from Nancy Mattan, of record in Book 7636, Page 73, in the Register's Office of Davidson County, Tennessee, dated August 25, 1988 and recorded on August 25, 1988. The said Leonard Celauro died on August 19, 2012, leaving Kathryn B. Celauro as surviving tenant by the entirety. Since Kathryn B. Celauro has remarried and now known as Kathryn Behm Celauro Bolton.

Property was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

unimproved
This is improved x property, known as 1023 Stonewall Dr, Nashville, TN 37220
(House Number) (Street) (P O, Address) (City or Town) (Postal Zip)

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 hand this 25 day of August, 2023

Kathryn Behm Celauro Bolton

KATHRYN BEHM CELAURO BOLTON
F/K/A KATHRYN B CELAURO

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn Behm Celauro Bolton, the bargainor, 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.

Witness my hand and official seal this 25 day of August, 2023.

Tamaira D. Dearing
Notary Public

Commission expires:

TAMAIRA D. DEARING
NOTARY PUBLIC ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES: JULY 22, 2024