Karen Johnson Davidson County
Batch# 1046589 DEEDWARR
09/06/2023 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20230906-0069830

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,675,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30th day of August, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W CLARKE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hilary Diskin	SAME AS NEW OWNER	092-13-0-271.00
(NAME)	(NAME)	
335 Chamberlin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bagwell Construction Co., LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hilary Diskin, unmarried,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, of Block 27, as shown on the map entitled E. J. Plummer's Addition, of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 7, of Block 27, fronts 50 feet on the westerly side of Chamberlin Street (erroneously identified as Avenue in prior deeds), formerly Center Street, and extends back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to BAGWELL CONSTRUCTION CO., LLC, by deed from WENDY A. SMITH AND HUSBAND, GREGORY TROSTLE, AS TENANTS BY THE ENTIRETY, AND LINDSEY SMITH-TROSTLE, UNMARRIED, of record as Instrument No. 20220426-0047834, dated April 22, 2022, said Register's Office.

This property is __unimproved _X_improved property known as: 335 Chamberlin Street, Nashville, TN 37209.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of August, 2023.

Bagwell Construction Co., LLC

BY: _____ Member
Chris Bagwell, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Chris Bagwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Bagwell Construction Co., LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Bagwell Construction Co., LLC as Member.

Witness my hand and official seal, this the 30th day of August, 2023.

_____
Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 8/30/23.

Date

Celia Stewart-Rouse

Affiant Signature

8/30/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of August, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY