WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054008 DEEDWARR
09/26/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20230926-0075457

File No. TJ-23-5167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/24/25

(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Wertz and Matthew Wertz	FBO Matthew Wertz	
(NAME)	(NAME)	
936 South Douglas Avenue	PO Box 160886	105-13-0-267.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37216	
(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/we, **John C. Lynch and Kimberly W. Lynch, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anne Wertz and Matthew Wertz, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 81 on the Map of Waverly Place, of record in Book 57, Page 95, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 81 fronts 50 feet on the Northerly side of Douglas Avenue and runs back between parallel lines 265 feet more or less, to an alley.

Being the same property conveyed to Kim Winn, unmarried by Warranty Deed from Dorothy Fleming, unmarried of record in Instrument No. 20041103-0132440 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 03, 2004.

Being the same property conveyed to William T. Smith, Trustee by Quitclaim Deed from Kim Winn of record in Instrument No. 20140613-0051711, Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on June 13, 2014 and within the same deed the said William T. Smith, Trustee conveyed his interest in the subject property to Kimberly W. Lynch and husband, John C. Lynch.

This is property more commonly known as 936 South Douglas Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

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/our hand this 22nd day of September, 2023.

John C. Lynch

Kimberly W. Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2023, before me personally appeared John C. Lynch and Kimberly W. Lynch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2023.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 September 22, 2023.

Date

Affiant Signature

September 22, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of September, 2023.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY