STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/15/27
File No. G23-20222

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1091337 DEEDWARR
01/12/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240112-0002907

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Katherine Smith (NAME)	New (NAME)	052-06-0-014.02
133 50th Ave N. (STREET ADDRESS)	Owner (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mary E. Cartwright, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Smith, a married woman,** 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:

LAND in the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander Tract of 18.84 acres of part of the H.B. Chadwell Tract, as of record in Book 421, Page 61, Register's Office for said County, and according to a copy of a survey by H. Gee, Surveyor, dated October 24, 1963, and is described as follows:

BEGINNING at a point in the westerly margin of Howse Avenue, said point being located 1774 feet, more or less, from the center line of Neely's Bend Road, as measured with said margin; and thence, with said margin, South 9 degrees 16 minutes West 110 feet to a point; thence , leaving said margin, 80 degrees 44 minutes West 300 feet to a point; thence North 9 degrees 16 minutes East 110 feet to a point; thence South 80 degrees 44 minutes East 300 Feet to the point of beginning.

BEING the same property conveyed to David O. Cartwright and wife, Mary E. Cartwright by Warranty Deed from Frances M. Cartwright, a widow, who retained a life estate in the property, dated 4/16/1992 and recorded 4/22/1992 in Book 8607, Page 263, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed by Quitclaim Deed dated 3/24/2008 and recorded 4/1/2008 in Instrument No. 20080401-0032670, said Register's Office, Frances M. Cartwright conveyed her life estate interest in the property to David O. Cartwright and wife, Mary E. Cartwright. The said David O. Cartwright is reported to have died on June 26, 2023, leaving the property vested solely in Mary E. Cartwright.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 752 Howse Avenue, Madison, TN 37115.

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. Whenever 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(s) this 10th day of January, 2024.

Mary E. Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2024, before me personally appeared Mary E. Cartwright, 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 10th day of January, 2024.

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 1/1/2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 1/10/24.

Affiant Signature – Joshua A. Terry

1/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/12/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27