Karen Johnson Davidson County
Batch # 1100633 DEEDWARR
02/13/2024 01:22:42 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20240213-0010037

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231046119

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNES
COUNTY OF DAVII

The actual consideratio
for this transfer is: $535,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2024.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander Strauss Lewis and Ashley Nicole Allred 2957 Glenway Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 16 0C 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Bartkus and Carolyn Bartkus, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Strauss Lewis and Ashley Nicole Allred, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 21 on the Devon Glen, Phase II, as of record in Plat Book 7900, Page 562, as amended in Book 10284, Page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Thomas Bartkus and wife, Carolyn Bartkus, by Warranty Deed from Matthew Koerlin and wife, Puamana Koerlin, of record in Instrument No. 20040421-0045587, in the Register's Office of Davidson County, Tennessee, dated March 29, 2004 and recorded on April 21, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Devon Glen, Phase II, as recorded in Plat Book 7900, Page(s) 562 and Amendment in Book 10284, Page 564.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Devon Hills, as recorded in Plat Book 6900, Page 398.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7517, Page 283, as amended in Book 7517, Page 367, Book 8180, Page 222, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 9492, Page 594, Book 9492, Page 600 and Amendment to the By-Laws recorded in Book 10692, Page 753.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8120, Page 402, as amended in Book 8120, Page 485, Book 8180, Page 230, Book 8181, Page 62, Book 10692, Page 750 and Amendment to By-Laws recorded in Book 8180, Page 232.

Stormwater Detention Agreement as set forth in instrument recorded in Book 8611, Page 31 and Book 8643, Page 494.

This is improved property located at 2957 Glenway Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2024.

Thomas Bartkus

Thomas Bartkus

Carolyn Bartkus

Carolyn Bartkus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Bartkus and Carolyn Bartkus, 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, at office, this 8th day of February, 2024.

Notary Public

My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CL-23-2957