Karen Johnson Davidson County
Batch# 1106619 DEEDWARR
03/01/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $10,545.00
20240301-0014524

WARRANTY DEED

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Misty Lane Cartwright	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
6240 Bresslyn Road	202 Carrollton Street suite # 104	115-15-0-006.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Brenham, GA 30110	
(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, **PROVINCE BUILDERS, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Misty Lane Cartwright, 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 Davidson County, Tennessee, being Lot No. 144 on the Plan of West Meade Farms, Inc., Section "F" as of record in Book 1835, page 71, Register's Office for said County, described as follows:

Beginning at a point on the Northwesterly margin of Bresslyn Road, the common corner of Lots Nos. 143 and 144; thence with the line between said lots, Northwesterly 272.4 feet to a. point; thence south 38 degrees 46 minutes west 258 feet to a point on the Northeasterly margin of Brook Hollow Road; thence with the margin of said Road, Southeasterly 200 feet to the beginning of a curve; thence with said curve Easterly 39.3 feet to a point in the Northwesterly margin of Bresslyn Road; thence with the margin of the same, Northeasterly 127.8 feet to the beginning.

Being the same property conveyed to Province Builders LLC by Warranty Deed from Elbert Ray Baker, a single man of record in Instrument No. 20210907-0119646 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 07, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6240 Bresslyn Rd. Nashville, TN 37205
(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 29th day of February, 2024.

Province Builders, LLC

By: John Swift, Managing Member

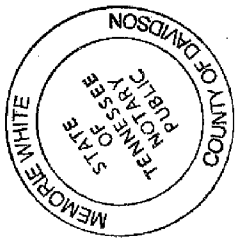
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared John Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of **Province Builders, LLC** the within named bargainer, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Province Builders, LLC** by himself as Managing Member.

WITNESS my hand and official seal at office this 29th day of February, 2024.

Notary Public

My Commission Expires: 3.3.2025



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 29, 24 (date of document).

Jennifer L. Pennell

March 1, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

