Karen Johnson Davidson County
Batch# 1109957 DEEDWARR
03/12/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20240312-0016868

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,575,000.00.

Anna Cramer
Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 1st day of March, 2024.

B Huntsman
Notary Public:
My Commission Expires: 9/27/26

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Phillip Cramer and Anna Cramer 1725 Linden Ave. Nashville, TN 37212	New Owner	104-16-0-191.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Misty Lane Cartwright, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Phillip Cramer and Anna Cramer. husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 and the Westerly 50 feet of Lot No. 99 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 98 and part of Lot No. 99 front together 100 feet on the Southerly side of Linden Avenue and extend back 202.5 feet, more or less, on the Easterly line and 203.2 feet on the Westerly line, to an alley, measuring 100 feet thereon.

BEING the same property conveyed to Misty Lane Cartwright, married, by Warranty Deed from Robert Glen Swann, unmarried and Gill Robert Geldreich, unmarried, dated 1/18/2022 and recorded 1/21/2022 in Instrument No. 20220121-0008113, in the Register's Office of Davidson County, Tennessee.

John Cartwright joins in the conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.

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

This is (_XX_) improved (____) unimproved property, known as: 1727 Linden Ave., Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 1st day of March, 2024.

Misty Lane Cartwright

John Cartwright

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Misty Lane Cartwright and John Cartwright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of March, 2024.

Commission Expires:
9/27/26

Notary Public:



Certificate of Authenticity

I, **Brenda Huntsman**, 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 3/11/24.

Date

Brenda Huntsman

Affiant Signature

3/11/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of March, 2024.

Edie Sutherland

Notary's Signature

My Commission Expires: 8/19/25

Date

Notary's Seal (if on paper)

