WARRANTY DEED

Karen Johnson Davidson County
Batch# 1120977 DEEDWARR
04/09/2024 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20240409-0025153

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF APRIL, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Myles Petersen and Kendall Elizabeth Goddard	SOUTHEAST MORTGAGE OF GEORGIA	104-01-0-115.00
(NAME)	(NAME)	
214 Chamberlin Street	3515 KROGER BLVD, STE 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	DULUTH, GA 30096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Bartek Investments-3 Ltd, a Texas family limited partnership**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Myles Petersen and Kendall Elizabeth Goddard, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 28 in Block No. 26 on the Plan of Plummer Place and part of Block No's. 3-8-13-18 and 23 in Charlotte Park 2nd Addition Map of Plummer Place of record in Book 161, Page 39 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bartek Investments-3, Ltd., a Texas limited partnership by Warranty Deed from David B. Keith and Laura E. Keith, husband and wife, dated 03/03/2017, of record in Instrument No. 20170308-0022639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 214 Chamberlin Street, Nashville, TN 37209
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3 day of April, 2024.

Bartek Investments-3 Ltd, a Texas family limited partnership

By: DJB Management Company-3, LLC, a Texas limited liabilty company
Its: General Partner

By: David W. Bartek, Manager

State of ~~Texas~~ Colorado
County of Denver

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared David W. Bartek, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of DJB Management-3, LLC, the General Partner of Bartek Investments-3 Ltd, a Texas family limited partnership, the within named bargainer, a partnership, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himslef as Manager of the General Partner.

Witness my hand and Official seal this 3 day of April, 2024.

Notary Public:
My Commission Expires: June 16 2026

MELISSA ANDERSON-STOVALL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224023765
MY COMMISSION EXPIRES JUNE 16, 2026

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 3, 2024** (date of document).

Affiant Signature

April 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25