Karen Johnson Davidson County
Batch# 1133466 DEEDWARR
05/10/2024 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20240510-0034634

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1568

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of May, 2024

Notary Public

Commission Expires: 7/6/2026

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 7/06/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Megan Targun and Phillip Targun 303 54th Avenue North Nashville, TN 37209	New Owner Same as	091-15-0-372.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Jennifer M. Cartwright, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Targun and Megan Targun, husband and wife

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. 2 on the Plan of Resubdivision of A.C. Wakefield Property of record in Plat Book 4060, Page 25, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 45.33 feet on the Westerly margin of 54th Avenue North and extends back 754.00 feet more or less on the Northerly line and 729.00 feet more or less on the Southerly line to a dead line in the rear located in Richland Creek, measuring 48 feet more or less thereon.

Being the same property conveyed to Jennifer M. Cartwright, married by Warranty Deed from William F. Fischer, Jr. and wife, Susan L. Fischer of record in Instrument No. 20141217-0115573 Register's Office for Davidson County, Tennessee, dated December 10, 2014 and recorded on December 17, 2014.**James Edgar Staub hereby joins in the execution of this deed to convey any and all martial rights he may have. The said Jennifer M. Cartwright and James Edgar Staub having since divorced per the Marital Dissolution Agreement, dated March 27th, 2024, Docket No. 23D92, in the Third Circuit Court for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 303 54th Avenue North, Nashville, TN 37209.

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 so 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.

Dated this the 3 day of MAY, 2024.

James Edgar Staub

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of MAY, 2024, before me personally appeared James Edgar Staub, 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 3 day of MAY, 2024.

Notary Signature
My commission expires: 2·22·2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Dated this the 7th day of May, 2024.

Jennifer M. Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2024, before me personally appeared Jennifer M. 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 7th day of May, 2024.

Notary Signature
My commission expires: 2·22·2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **May 7, 2024**.

Date

Affiant Signature

May 7, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025