RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LRPS-21881-24

Karen Johnson Davidson County
Batch# 1138489 DEEDWARR
05/22/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20240522-0038314

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Rachel K Liebezeit
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of MAY, 2024.

Jennifer L Pennell
NOTARY PUBLIC

My commission expires: JUNE 23, 2026

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Russell Bennett, Trustee of The 1023 Wedgewood Title Holding Trust dated May 22, 2024 39 Halsey Drive Old Greenwich, CT 06870	Same address as new owner	105-09-0W-005-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($685,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREW B. BATES, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM RUSSELL BENNETT, TRUSTEE OF THE 1023 WEDGEWOOD TITLE HOLDING TRUST DATED MAY 22, 2024**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 5 of The Row at Waverly Place, a planned unit development, as shown in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20141023-0097778, as amended in Instrument #20160218-0015586, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Andrew B. Bates from Cavendish Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed dated May 21, 2022 and recorded June 1, 2022 in Instrument #20220601-0063163, said Register's Office.

Being the same property conveyed to Cavendish Investments, LLC, a Tennessee limited liability company, from Andrew B. Bates by Quitclaim Deed dated August 30, 2017 and recorded September 11, 2017 in Instrument #20170911-0092864, said Register's Office.

Being the same property conveyed to Andrew B. Bates, an unmarried man, from GYJ Ventures, LLC, a Delaware limited liability company, by Warranty Deed dated October 11, 2016 and recorded October 18,

2016 in Instrument #20161018-0109912, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is __X__ unimproved ___ improved property, known as: **1023 Wedgewood Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of May, 2024

GRANTOR(S)

Andrew B. Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Andrew B. Bates, 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 and seal, this the 22nd day of May, 2024.



Notary Public

Printed Notary Name

My commission expires: 3/22/26

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 May 22, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

May 22, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

