Karen Johnson Davidson County
Batch# 1141391 DEEDWARR
06/03/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20240603-0040768

Warranty Deed

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $760,000.00. Carmen Coats
Affiant

Subscribed and sworn to before me, this the 24th day of May, 2024.
Brooke Hicks
Notary Public

My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peter Allan Groenwald and Isaaca Groenwald	Guaranteed Rate	062-09-0-019.00
3739 Cedarwood Drive	1806 W. Cuyler Ave. 1W	
Nashville, TN 37216	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CARA N. DAVIS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER ALLAN GROENWALD AND ISAACA GROENWALD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the South 20 feet of Lot No. 19 and all of Lot No. 20 on the Plan of Map of Riverwood Subdivision of record in Plat Book 547, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but expressly excluded from the above is that 'Tract II" conveyed in Book 7627, page 996, Registers Office for Davidson County, Tennessee, as follows:

A tract of land in Davidson County, Tennessee, being the easternmost portion of the South 20 feet of Lot No. 19 and the easternmost portion of Lot 20 on the Plan of Riverwood Subdivision of record in Book 547, page 62, Registers Office for Davidson County, Tennessee.

The excluded property is triangular in shape and fronts 120 feet on the Westerly side of a 30 foot avenue, and extends back 60 feet, more or less on the Northerly line to a point on the Easterly margin of Cedarwood Drive as now located and fronts 138 feet, more or less, along the Easterly margin of Cedarwood Drive to a point in the Westerly side of the said 30 foot avenue.

Being the same property conveyed to Jeffrey S. Davis and Cara N. Davis, husband and wife by Warranty deed from Shelby Mischke and Clarence Waldon and Andrew Mischke, as tenants in common of record in Instrument No. 20171006-0102690 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 06, 2017.

Jeffrey S. Davis now being deceased on March 15, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3739 Cedarwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2024.

Cara N. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cara N. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2024.

Notary Public

My Commission Expires: 7.3.26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

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 **May 24, 2024**.

Affiant Signature

May 31, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 31st day of May, 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