Karen Johnson Davidson County
Batch# 1150841 DEEDWARR
06/25/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20240625-0047551

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63689
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jason Wallenta Riley O'Brien 1149 Sewanee Road Nashville, TN 37220	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707

TAX MAP PARCEL NUMBERS: 13116001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David P. Bond and Gloria W. Bond, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Wallenta and Riley O'Brien, husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 16 of Block "A" on the Map of Gateway Acres, a part of the Overton Lea Estate, of record in Book 974, page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David P. Bond and wife, Gloria W. Bond, by Installment Deed from Frances C. Birdwell, dated December 31, 1968 and recorded on December 31, 1968, of record in Book 4297, page 339, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated June 19, 2012, recorded June 22, 2012, of record in Instrument No. 20120622-0055131, said Register's Office, subject property was conveyed to Gloria W. Bond. Subject property was further conveyed to David P. Bond and wife Gloria W. Bond by Quitclaim Deed, dated November 30, 2017, recorded December 1, 2017, of record in Instrument No. 20171201-0123027, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 974, page 73, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Sewanee Road, and a 12 foot easement for bridle path purposes along the rear line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4298, page 485, said Register's Office. Easement for flow of creek over so much of the premises as may be therein.

This is improved property, known as 1149 Sewanee Road, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of June, 2024.

David P. Bond

Gloria W. Bond

State of Tennessee

County of Davidson

On this 17th day of June, 2024, before me the undersigned authority, personally appeared David P. Bond and Gloria W. Bond, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.

Affiant

Sworn and subscribed before me this 17th day of June, 2024.

Notary

My Commission Expires: 5-9-26

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 **June 17, 2024**.

Affiant Signature

June 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of June, 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

202406250047551