Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1152351
06/28/2024 10:45:20 AM
Fees: $13.00 Taxes: $7,011.50
20240628-0048653

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,895,000.00

Affiant

Subscribed and sworn to me on June 27th, 2024.

NOTARY PUBLIC

My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36962

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Nancy Nichols Schwartz Revocable Trust Dated October 3, 2006 610 West Meade Drive Nashville, TN 37205	NEW OWNER	115-12-005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TIMOTHY R. WILSON, UNMARRIED, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto NANCY NICHOLS SCHWARTZ REVOCABLE TRUST DATED OCTOBER 3, 2006, hereinafter called "GRANTEE" its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of West Meade Farms, Section "K" of record in Book 2133, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 375 fronts 125 feet on the northerly margin of West Meade Drive and extends back 423.6 feet on the westerly line and 257.2 feet on the easterly line to a line in the rear measuring 225 feet thereon.

Being the same property conveyed to Timothy R. Wilson and wife, Anne E. Wilson by Warranty Deed from Lai W. Lee and wife, Betsy J. Lee, dated April 24, 1997, and recorded April 24, 1997, in Book 10428, page 313, Registers' Office for Davidson County, Tennessee.

Further being the same property conveyed to Timothy R. Wilson by Quitclaim Deed from Anna E. Wilson, dated November 7, 2007, and recorded January 3, 2008, as Instrument No. 20080103-0000687, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 Davidson County property taxes, and subsequent years taxes and assessments which have been prorated by the parties and assumed by the Grantees;
2. Leases and other encumbrances;
3. Restrictions, conditions, reservations, covenants, and easements of record;
4. Setback requirements, public rights of way, utility, and drainage easements;
5. Zoning and planning ordinances and regulations;
6. All matters shown on Plan of record in Plat Book 2133, page 47, Register's Office for Davidson County, Tennessee.

BEING ☐ **unimproved** ☒ **improved property known as:**

610 West Meade Drive, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE" its successors and representatives, 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.

WITNESS my/our hand(s) this 27th day of June, 2024.

TIMOTHY R. WILSON

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared TIMOTHY R. WILSON 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 that they executed the same as their free act and deed.

Witness my hand and official seal, this 27th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 5/5/25

