Karen Johnson Davidson County
Batch# 1155835 DEEDWARR
07/09/2024 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20240709-0051504

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447533**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2024. Notary Public My Commission Expires: 11/2/2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Margaret Ann Musselwhite 2000 Sweetbriar Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-248.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine E. Hartmann and Mark E. Hartmann, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Margaret Ann Musselwhite, married**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, the easterly 5.0 feet of Lot No. 3 and all of Lots Numbers 27-H and 27-I on the Plan of Re-Subdivision of T.W. Crutcher and Co.'s Subdivision of the Hostettler property, as of record in Book 843, page 71, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the northerly margin of Sweetbrier Avenue at a point 5.0 feet west of the corner of Lots Nos. 2 and 3; thence with the said Avenue eastwardly 65.0 feet to the westerly margin of an alley; thence with said alley northwardly 255 feet 6 inches; thence westwardly 112.0 feet to the corner of Lots No. 27-G and 27-H; thence with the line between said two lots southwardly 78 feet, 7 inches to the common corner of Lots. Nos. 3, 4, 27-G and 27-H; thence with said line between Lots Nos. 3 and 27-H eastwardly 55.0 feet; thence southwardly 175.0 feet to the beginning.

Being the same property conveyed to KATHERINE E. HARTMANN AND HUSBAND, MARK E. HARTMANN, by deed from THE JEWEL DEAN COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20060807-0096554, dated August 2, 2006, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 104-16-0-248.00.

Matters shown on the Plan of record in Book 843, page 71, said Register's Office.

This is improved property located at 2000 Sweetbriar Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2024.

Katherine E. Hartmann

Mark E. Hartmann

STATE OF KENTUCKY)

COUNTY OF FAYETTE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine E. Hartmann and Mark E. Hartmann, 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, at office, this 25th day of June, 2024.

Notary Public

My Commission Expires: 8/05/2025

Cheri Anne Buchignani
Notary Public
State at Large-Kentucky
Commission #: KYNP34572
Commission Expires: 8/05/2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/3/2024 (date of document).

Affiant Signature

7/3/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

