Karen Johnson Davidson County
Batch# 1156473 DEEDWARR
07/11/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20240711-0051856

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00 Affiant Subscribed and sworn to before me, this 10 day of July, 2024. Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner: John Wienand and Moira McCravey 6021 Sedberry Road, Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. **161-300-67.00**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELEANOR BARTHOLOMEW, UNMARRIED, AND WILLIAM DAVID BARTHOLOMEW, MARRIED** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOHN WIENAND, AND MOIRA MCCRAVEY, husband and wife,** (collectively, "Grantee"), Grantee's 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. 29 on the Plan of Harding Park as of record in Plat Book 2311, Page 120 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eleanor Bartholomew, unmarried and William David Bartholomew by Deed dated January 30, 2015 from Thomas Lind and Wife, Carrie Lind, recorded February 2, 2015, in Instrument Number 201502020009158, in the Official Records of Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **6021 Sedberry Road, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 10th day of July, 2024.

Eleanor Bartholomew

ELEANOR BARTHOLOMEW

William David Bartholomew

WILLIAM DAVID BARTHOLOMEW

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELEANOR BARTHOLOMEW AND WILLIAM DAVID BARTHOLOMEW**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of July 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 July 10, 2024.

Signature
Date: July 10, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 10th day of July, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025