24-CD-347

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

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*

Karen Johnson Davidson County
Batch # 1167408 DEEDWARR
08/12/2024 12:28:56 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00

20240812-0060479

Ivey Title, LLC Ref: (DL) Title No.: 63750
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristie Irene Aamodt 506 N. Wilson Boulevard Nashville, TN 37205	Old National Bank 101 Northwest Fourth Evansville, IN. 47708

TAX MAP PARCEL NUMBERS: 10308025600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$790,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Blair Rowan Gunn, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kristie Irene Aamodt, a single woman,** 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 the north part of Lot 377 on the Map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Harvard Avenue, at the northeast corner of the Edwin Walton Lot, being 105 feet north of the southeast corner of said lot; thence with the margin of Harvard Avenue, northwardly 138 feet more or less to a point at the beginning of a curve; thence around said curve, westwardly 51 1/2 feet more or less to the east margin of Wilson Avenue; thence with the margin of the same southwardly 145 feet to a point which is 120 feet north of the corner of Lots 377 and 378, being Walton's northwest corner; thence with his line, eastwardly 65 feet to a point, and continuing with his line, northeasterly 71.5 feet to the beginning.

Being the same property conveyed to Cooper Scott Wallace, unmarried, by Warranty Deed from Lisa A. Cochran, unmarried, dated September 24, 2007 and recorded on September 27, 2007, of record in Inst. No. 20070927-0115238, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 1, 2010, recorded September 3, 2010, of record in Inst. No. 20100903-0070348, said Register's Office, subject property was conveyed to Deborah W Craig. Subject property was part of the same property conveyed to William Guy Wallace, III, and/or Scott Hickman Wallace, Trustees of the DWC Family Trust, dated November 14, 2012, by Quitclaim Deed dated November 14, 2012, recorded November 29, 2012, of record in Inst. No. 20121129-0109610, said Register's Office, and part of the same property conveyed to Blair Rowan Gunn by Trustees Quitclaim Deed, dated March 10, 2022, recorded March 30, 2022, of record in Inst. No. 20220330-0036645, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 31, said Register's Office; Easement for sanitary sewers and/or storm drainage and service line to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10460, page 405, said Register's Office.

Isaac Gunn, spouse of Blair Rowan Gunn, joins in execution of this instrument solely to convey any marital interest he may have in subject property.

This is improved property, known as 506 N Wilson Boulevard, Nashville, TN 37205

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 8th day of August, 2024.

Blair Rowan Gunn

Isaac Gunn

State of Tennessee

County of Davidson

On this 8th day of August, 2024, before me the undersigned authority, personally appeared Blair Rowan Gunn and Isaac Gunn 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:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

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: $790,000.00.

Affiant

Sworn and subscribed before me this 8 day of August, 2024.

Notary

My Commission Expires: 