Warranty Deed

Karen Johnson Davidson County Batch# 1170267 DEEDWARR 08/15/2024 11:51:30 AM 3 pgs Fees: $18.00 Taxes: $1,426.35 20240815-0062490	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $385,500.00. Affiant Subscribed and sworn to before me, this the 9th day of August, 2024. Notary Public My commission expires: 10/23/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samuel Balthrop	New Owner	120-09-0-095.00
600 Glenpark Drive		
Nashville, TN 37217		

LINZIE HARRIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTY A. CATER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL BALTHROP, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.5A59 on the Plan of Glengarry Park, Section Five-A of record in Plat Book 3300, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southeasterly margin of Dunalie Drive at the corner of Lots 5A58 and 5A59; thence with the line between said lots Southeasterly 129.6 feet to a corner of Lot 5A60: thence with the line between Lots 5A59 and 5A60, Southwesterly 129.5 feet to the margin of Glenpark Drive; thence with the margin of the same Northwesterly 114.2 feet to the beginning of a curve; thence around said curve, Northerly 41.4 feet to the margin of Dunalie Drive: thence with the margin of the same, Northeasterly 111.2 feet to the point of beginning.

Being the same property conveyed to Christy A. Cater, An unmarried Woman by Warranty Deed from Keith M. Deere An un married Man of record in Instrument No. 20180402-0030125 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 2, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 600 Glenpark Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of August, 2024.

Christy A. Cater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christy A. Cater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of August, 2024.

Notary Public

My Commission Expires: 6/18/2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Certificate of Authenticity

I, Uncle Hahn, 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 8/9/24.

Date

Hahn

Affiant Signature

8/9/24

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 9th day of August, 2024.

Anna E. Scanlan

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028