G#37463-8

BOX #14

# WARRANTY DEED

Karen Johnson
Batch # 1184568
09/20/2024 03:18:53 PM
Fees: $13.00 Taxes: $4,218.00

Davidson County
DEEDWARR
2 pgs

20240920-0073239

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,140,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2024.

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Anastasia Pawlicki**<br>**Alexander Morton** | **C&R Mortgage Corporation** | **083 13 0 175 00** |
| **319 S 11th Street** | **7788 N Milwaukee Ave** | |
| **Nashville, TN 37206** | **Niles, IL 60714** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Matthew Adam Hertz and Catherine Lentile, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Anastasia Pawlicki and Alexander Morton, wife and husband, as tenants by the entirety**

HEREINAFTER CALLED THE GRANTEES, 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 part of Lot Nos. 133, 134, and 135 on East Edgefield Plan of Lots, of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.**

**Said part of lots front 42 feet on the East side of South 11th Street and run back between parallel lines, parallel to and 42 feet North of Boscobel Street, 140 feet to an alley.**

**Being the same property conveyed to Matthew Adam Hertz, a single man, by Warranty Deed dated August 7, 2020, from Thomas G. Blankenship, III and Courtney McFadden, husband and wife, of record in Instrument No. 20200810-0088616, Register's Office for Davidson County, Tennessee. Matthew Adam Hertz has since married.**

**Catherine Lentile, spouse of the above-named Matthew Adam Hertz, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.**

**Conveyance of the above-described property is subject to the following: 1) The Plan of record in Plat Book 21, Page 147, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Restrictive Covenant for Detached Structure of record in Instrument No. 20180223-0017388, said Register's Office; 3) Restrictive Covenants for the Five Points Redevelopment Project Area of record in Instrument No. 20050310-0026488, said Register's Office; and, 4) Taxes for the current year prorated and assumed by the Grantee.**

This is improved property, known as: **319 S 11th Street, Nashville, TN 37206.**

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 that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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 **19th** day of **September, 2024.**

**Matthew Adam Hertz**

**Catherine Lentile**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Matthew Adam Hertz and Catherine Lentile,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **19th** day of **September, 2024.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 12/14/24