WARRANTY DEED

Karen Johnson Davidson County
Batch # 1231001 DEEDWARR
01/28/2025 11 53 00 AM 2 pgs
Fees $13 00 Taxes $1,387 13

20250128-0006446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER
Cole G. Carter **Kimberly D. Carter and Levi R. Carter**	**Cole G. Carter, Kimberly D. Carter and Levi R. Carter**	
(NAME) **240 Antioch Pike**	(NAME) **240 Antioch Pike**	**133-02-0-119.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COLBY TAYLOR LEWIS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLE G. CARTER, KIMBERLY D. CARTER AND LEVI R. CARTER, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, described as follows

Being the Southerly part of lots Nos 6 and 7 on the plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in minute Book "1", page 442, Chancery Court as Nashville, being Lot No 7 on the unrecorded map of A C Roth's subdivision, described according to a survey made by Z J Wilkinson, Surveyor, May 3, 1940, as follows.

Beginning at a point 300 feet west of the Northwest corner of Antioch Pike and Wingate Avenue, Thence with the Northerly margin of said Pike, Westwardly 50 feet to the corner of Lots Nos 7 and 8, Thence with the line between said two lots, Northwardly 165.7 feet, Thence Eastwardly 50 feet to the corner of Lots Nos 7 and 6, Thence with the line between said two lots, Southwardly 166 6 feet to the northerly margin of Antioch Pike; said point of beginning

INCLUDED in but expressly EXCLUDED from this conveyance is that portion of land described as follows

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, Tennessee being a part of the Southerly part of Lot Nos. 6 and 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in the Minute Book 1, page 442, Chancery Court at Nashville, being part of Lot No 7 on the unrecorded Map of A C. Roth's Subdivision and described as follows

Beginning at a point 300 feet West of the present Northwest corner of Antioch Pike and Wingate Avenue, thence with the present Northerly margin of said Pike, Westwardly 50 feet to the corner of Lot Nos 7 and 8, thence North 2 deg. 43' East 2 58 feet with the line between said two Lots to a point on the new relocated Northerly margin of Antioch Pike, thence South 85 deg 29' 51" East 50.02 feet along the new relocated Northerly margin of Antioch Pike, the same being parallel to and 30 feet North of the new relocated centerline of said Pike to a point on the Lot line between Lot Nos 6 and 7; thence South 2 deg. 43' West 1 02 feet with the line between said two Lots to a point on the present Northerly margin of Antioch Pike, said point of beginning

Being the same property conveyed to Colby Taylor Lewis, unmarried man by Warranty Deed from Curt Cloninger and Tish Cloninger, husband and wife, dated September 17, 2018 and recorded September 18, 2018 in Instrument No 20180918-0092571, Register's Office of Davidson County, Tennessee

This conveyance is subject to:
- Taxes for the year 2025 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Minute Book 1, Page 442, Chancery Court for Davidson County, Tennessee
- Restrictions of record in Book 1118, Page 675, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **240 Antioch Pike, Nashville, Tennessee 37211**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24 DAY OF JANUARY, 2025

Colby Taylor Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLBY TAYLOR LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 24th of January, 2025

Notary Public
My Commission Expires
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212