2025-0014

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1232711 DEEDWARR
01/31/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250131-0007630

ADDRESS NEW OWNER:

Cecelia Vester
3814 Inglewood Circle S
Nashville, Tennessee 37216

SEND TAX BILL TO:

New Owner

MAP & PARCEL:

MAP **072**
GROUP **04 0**
PARCEL **154.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Pops Props LLC, a Arkansas Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Cecelia Vester, unmarried and Evan Garton, unmarried, as tenants in common with right of survivorship

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 of Block "A" on the plan of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 26 fronts 80 feet on the southeasterly side of Inglewood Circle South and runs back between lines, 184 feet on the northeasterly line and 178 feet 3 inches on the southwesterly line, to a dead line in the rear and measures 80 feet 3 inches thereon.

Being the same property conveyed to Pops Props LLC, an Arkansas Limited Liability Company, by Warranty Deed from William A. Burnett, Jr., dated August 28, 2024 and filed of record August 29, 2024 in Instrument No. 20240829-0066406, Register's Office for Davidson County, Tennessee.

Pops Props LLC, a Arkansas Limited Liability Company being one in the same as Pops Props LLC, a Tennessee Limited Liability Company

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Inglewood Terrace, of record in Plat Book 1130, page 1, said Register's Office.
3. Sanitary Sewer Easement of record in Book 4191, page 391, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **3814 Inglewood Circle S, Nashville, Tennessee 37216**.

Such an 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 **Cecelia Grace Vester and Evan Garton**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 31st day of January 2025.

Pops Props LLC, a Arkansas Limited Liability Company

By: Stephen J. Pinter, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Stephen J. Pinter, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Stephen J. Pinter, Member** of **Pops Props LLC, a Arkansas Limited Liability Company,** the within named bargainor, a Arkansas Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Arkansas Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 31st day of January 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $440,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of January 2025.

NOTARY PUBLIC
My Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 1/31/25 (date of document).

Affiant Signature

1/31/25
Date

State of Tennessee.

County of Williamson

Sworn to and subscribed before me this 31st day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON