Karen Johnson Davidson County
Batch# 1236844 DEEDWARR
02/13/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $13,320.00
20250213-0011055

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CHRISTIAN ADAM LARSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $3,600,000.00 Affiant Subscribed and sworn to before me, this **10** day of February, 2025. Notary Public My Commission Expires: 7-7-27

WARRANTY DEED

Address New Owner: 4221 Lindawood Reverse, LLC, 4221 Lindawood Drive, Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131-01-0-044

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM BARTHOLOMEW AND MARY ELIZA BARTHOLOMEW, HUSBAND AND WIFE,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4221 LINDAWOOD REVERSE, LLC, A COLORADO LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Lindawood of record in Plat Book 2330, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allentown Investment, LLC, a Tennessee limited liability company by deed from Dana N. Heagy, Trustee for Emily Nichole Heagy under trust established by the Last Will and Testament of Dixie Glover Heagy, deceased and Gill Glover Heagy, individually and Ashley Glover Holland, individually, as Devisees under the Last Will and Testament of Dixie Glover Heagy, deceased, dated November 1, 2018, of record in Inst. No. 20181102-0108976, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Bartholomew and Mary Eliza Bartholomew, husband and wife by Deed dated February 21, 2020 from Allentown Investment, LLC, a Tennessee limited liability company, recorded March 2, 2020, in Instrument Number 202003020023085, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **4221 Lindawood Drive, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of February, 2025.

WILLIAM BARTHOLOMEW

MARY ELIZA BARTHOLOMEW

STATE OF TN)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM BARTHOLOMEW AND MARY ELIZA BARTHOLOMEW**, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of February, 2025.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/13/2025 (date of document).

Affiant Signature

2/13/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

