Karen Johnson Davidson County
Batch# 1239069 DEEDWARR
02/20/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250220-0012594

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **W A INVESTMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY KATHRYN TAYLOR**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 48, PLAN OF ROSEWOOD ESTATES, SECTION ONE, OF RECORD IN PLAT BOOK 4955, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO WA INVESTMENT VENTURES, LLC, BY WARRANTY DEED FROM ERIN DIAS, TRUSTEE OF THE 5 PEACHTREE STREET TRUST, DATED SEPTEMBER 5, 2024, OF RECORD IN INSTRUMENT NUMBER 20240910-0069763, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY IS INVESTMENT PROPERTY NOT OCCUPIED BY THE GRANTOR OR ANY MEMBER OF HIS IMMEDIATE FAMILY.

This is improved property known as 5 PEACHTREE ST, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, 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.

Witness our hands this 14th day of February, 2025.

W A INVESTMENT VENTURES, LLC

BY: _____
WYATT CHITTENDEN, Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **WYATT CHITTENDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **W.A. INVESTMENT VENTURES, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

DONE at offices in Clarksville, TN, on this the 14th day of February, 2025.

_____
Notary Public
My Commission Expires: 7/20/27

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 475,000 -.

_____
Affiant

Subscribed and sworn to before me, this the 14 day of February, 2025.

_____
NOTARY PUBLIC
My commission expires 05-15-2026

BRITTNEY L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
MARY KATHRYN TAYLOR
5 Peachtree St.
Nashville, TN 37210

Send Tax Bills To:
Same as above

map and parcel 119 06 0 290.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Taylor Rougemont, 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 02/14/2025 (date of document).

Affiant Signature

February 14, 2025

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 14th day of February, 2025.

Notary Signature

My Commission Expires: 9/15/27

Notary Seal

