WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248924 DEEDWARR
03/21/2025 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250321-0021080

File No. AP-25-9008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Krafft	**New Owner**	
(NAME)	(NAME)	
4632 Kentucky Avenue	**925 Oak Valley Lane**	091-08-0-174.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37220**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Herman J. Wethington, a married man, and Ryan J. Wethington and Natalie Wethington, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Krafft, an unmarried woman** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 59 on an unrecorded Map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932 as follows:

Beginning at a point on the North margin of Kentucky Avenue at the Southeast corner of Viewpoint Subdivision, of record in Book 547, Page 65; thence East with the Avenue, 50 feet to the corner of Lots 58 and 59; thence North with the line between said lots 142.5 feet East to a 15 foot alley; thence with said alley West 50 feet to a point in the East boundary of Viewpoint Subdivision; thence South with the line between said Viewpoint Subdivision and Lot 59, a distance of 142.5 feet to the beginning. Also conveyed without warranties of title is the 15 foot alley in the rear closed by Metro Ordinance 77-552, and 7 1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 59.

Being the same property conveyed to Ryan J. Wethington, a single man by Warranty Deed from Mark Hayes, married dated June 3, 2014 and recorded June 5, 2014, in Instrument No. 20140605-0048914, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Herman J. Wethington and Ryan J. Wethington, a single man by Quitclaim Deed from Ryan J. Wethington, a single man, dated January 10, 2017 and recorded January 12, 2017 in Instrument No. 20170112-0003870, Register's Office of Davidson County, Tennessee.

The subject property was never the principal residence of Herman J. Washington or his spouse.

This is property more commonly known as 4632 Kentucky Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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

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 this 18th day of March, 2025.

Herman J. Wethington

Ryan J. Wethington

Natalie Wethington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Ryan J. Wethington and Natalie Wethington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of March, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF SUMNER

On this 17 day of March, 2025, before me personally appeared Herman J. Wethington, , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of March, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 17, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/20/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025