WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260231 DEEDWARR
04/15/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250415-0028697

State of Tennessee
County of Rutherford

38570

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald Peter Wickham	Neighbors Bank	119-06-0-073.00
(NAME)	(NAME)	
85 Elberta Street	1801 Westfall Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Columbia, MO 65202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **D.I. Carpentry, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gerald Peter Wickham, single man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Sixth Civil District of Davidson County, Tennessee, described more fully as follows:
BEGINNING at a point in the South line of Elberta Street if said street were produced in a straight line across Miller Street, said point of beginning being 200 feet East of the East line of Miller Street; thence East, along the projection of the South line of Elberta Street, 100 feet to a point; thence in a Southerly direction, at right angles, 160 feet to a point; thence in a Westerly direction, parallel with the projection of Elberta Street, 100 feet to a point; thence in a Northerly direction, 160 feet to the point of beginning.

Said property as newly described below:

Lot 8, STERLING SUBDIVISION SECTION ONE
85 ELBERTA STREET
Nashville, Davidson County,
Tennessee Property Map 119-06,
p/o Parcel 073.00

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 09/29/18 Project Number 18-051 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an existing iron pin on the Southerly right-of-way of Elberta Street at the Northeasterly corner of Frank Miles and Jennifer Ward of record in Instrument Number 20151124-0119373 R.O.D.C. TN; said point being 480 feet Westerly more or less from the right-of-way return at the intersection of Elberta Street and Sterling Boone Drive; said point also being the Northwesterly corner of the herein described tract (Lot 8, Sterling Heights, Section 1 of record in Plat Book 1424, Page 97 R.O.D.C. TN) and proceeding,

1. With said Southerly right-of-way of Elberta Street S 84 deg 57'33" E 50.04 feet to an existing iron pin at the

Northwesterly corner of Lot 9, Sterling Heights, Section 1 of record in Plat Book 1424, Page 97 R.O.D.C. TN; thence,

2. With the Westerly boundary of said Lot 9 S 05 deg 04' 16" W 160.0 feet to an existing iron pin on the Northerly boundary of Tham Van Luu and Hoa Thi Nguyen of record in Instrument Number 20180524-0049655 R.O.D.C. TN; thence,

3. With said Northerly boundary of Tham Van Luu and Hoa Thi Nguyen and the Northerly boundary of Richard Payton, et ux of record in Deed Book 4219, Page 721 R.O.D.C. TN N 85 deg 02'23" W 50.38 feet to an existing iron pin at the Southeasterly corner of Frank Miles and Jennifer Ward; thence,

4. With the Easterly boundary of Frank Miles and Jennifer Ward N 05 deg 11'33" E 160.07 feet to the point of beginning.

Containing 8035 square feet or 0.18 acres more or less.

Being part of the same property conveyed to D.I. Carpentry, LLC by deed of record in Instrument No. 20190319-0024707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 85 Elberta Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hands this 11th day of April, 2025.

D.I. Carpentry, LLC
By: David Michael Ivens, Sole Member

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Michael Ivens, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of D.I. Carpentry, LLC, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2025.

Notary Public Kelsie Holloway
My Commission Expires: 4/15/2028

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

File No.: 22977

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/11/25 (date of document).

Affiant Signature

4/15/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2023.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

