WARRANTY DEED

Karen Johnson
Batch # 1262406
04/21/2025 12 15 58 PM
Fees $13 00 Taxes $9,065 00

Davidson County
DEEDWARR
2 pgs

20250421-0030098

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES: 9/7/26

ELIZABETH ANNE MINGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

(AFFIX SEAL)

MST 2025-0322

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. McKamie, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kaleigh Landrum and Evan Landrum	Old National Bank	130-05-0-039.00
(NAME)	(NAME)	
111 W Tyne Dr	1 Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Evansville, IN 47708	
(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, WE, **Christopher Gerard Tietz, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaleigh Landrum and Evan Landrum, wife and husband,** 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 Davidson County, Tennessee, being the East 102 feet of Lot No. 22, Block H, on the 2nd Revised Plan, Highlands of Belle Meade No 2, Blocks E, F, G, H & K of record in Plat Book 1130, Page 72, in the Register's Office for Davidson County, Tennessee, said part of said lot fronts 102 feet on the southerly side of West Tyne Drive, and runs back between parallel lines, 210 feet to a dead line in the rear.

Being the same property conveyed to Christopher Gerard Tietz and Jill Tietz, husband and wife by Warranty Deed from William D. Brooks and wife, Stephanie A. Brooks of record in Instrument No. 20160502-0042568 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 02, 2016.

Being the same property conveyed to Christopher Gerard Tietz by Quitclaim Deed from Jill Huse Tietz of record in Instrument No. 20190827-0086205 Register's Office for Davidson County, Tennessee, dated July 23, 2019 and recorded on August 27, 2019. Said conveyance pursuant to a certain Final Decree of Divorce in the case of Jill Huse Tietz v. Christopher Gerard Tietz, Docket #18D1645, Fourth Circuit Court for said County.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate

public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Easements or claims of easements not shown by the Public Records. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1130, Page (s) 71 and 72, Register's Office for Davidson County, Tennessee Restrictions of record in Book 1361, Page 210, in the Register's Office for Davidson County, Tennessee.

This property, known as 111 W Tyne Dr, Nashville, TN 37205
(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 hand(s) this 15 DAY OF APRIL, 2025.

Christopher Gerard Tietz

STATE OF Tennessee

COUNTY OF **SHELBY**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christopher Gerard Tietz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this **15th** day of April, 2025.

Notary Public

My commission expires **11/13/2027**

TANYCE A. DAVIS (SEAL)
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/13/2027
SHELBY COUNTY