Prepared by
Record and Return To
Magnolia and Rosenthal Title, Inc
[illegible] Hills Blvd , Suite 130
[illegible]ville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1284765
06/16/2025 12 19 02 PM
Fees $13 00 Taxes $3,515 00

Davidson County
DEEDWARR
2 pgs

20250616-0046854

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE
MY COMMISSION EXPIRES SEPTEMBER 28, 2025
SEAL
ZEN YILMAZ

File No EY-25-10005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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
David Haverkamp		
(NAME)	NEW OWNER	
1713 Primrose Avenue		117-08-0-025 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Beatrice Wyatt, single**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Haverkamp, unmarried man**, 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. 48 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, 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 Jesse Wyatt, Mary Wyatt and Charlie H. Wyatt by Warranty Deed from Otto Z. Toth and wife, Helen S. Toth of record in Book 4184, page 143, Register's Office for Davidson County, Tennessee, dated October 25, 1967 and recorded on October 26, 1967.

Being the same property conveyed to Robert L. Smith, Trustee by Quitclaim Deed from Mary Wyatt, Charlie H. Wyatt, Eugene Wyatt, Beatrice Wyatt, Dorothy Holt, Arlene Thompson, Jesse Mary Garrett, Zeb Wyatt, of record in Book 6173, Page 536, Register's Office for Davidson County, Tennessee, dated September 10, 1983, and recorded on November 09, 1983 and within the same deed the said Robert L. Smith, Trustee conveyed his interest in the subject property to Mary Wyatt, Charlie H. Wyatt, Beatrice Wyatt, Zeb B. Wyatt, Dorothy Holt, Arlene Thompson, and Mary Jesse Garrett, Eugene Wyatt.

Being the same property conveyed to Mary Hattie Wyatt by Quitclaim Deed from Charlie H. Wyatt, Beatrice Wyatt, Dorothy Holt, Horace R. Wyatt, Jesse Mary Garrett, Zeb B. Wyatt, Eugene Wyatt and Arlene Thompson of record in Book 6675, page 760, Register's Office for Davidson County, Tennessee, dated October 04, 1985 and recorded on October 07, 1985.

Being the same property conveyed to Mary Hattie Wyatt, a life estate by Quitclaim Deed from Charlie H. Wyatt, Eugene Wyatt, Beatrice Wyatt, Dorothy Holt, Arlene Thompson, Jesse Mary Garrett, Zeb B. Wyatt and Horace R. Wyatt of record in Book 6675, page 762, Register's Office for Davidson County, Tennessee, dated February 25, 1985 and recorded on October 07, 1985.

The said Mary Hattie Wyatt having since died testate on January 1, 2008, and her Last Will and Testament being admitted for Muniment of Title in the Seventh Circuit Court

for Davidson County, Tennessee, Probate Division, Docket No. 08P480, devising the subject property to her daughter, Beatrice Wyatt. (See, Order Admitting Will to Probate to Establish Muniment of Title recorded in Instrument No. 20080627-0066525.)

This is property more commonly known as 1713 Primrose Avenue, Nashville, TN 37212.

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 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 9th day of June, 2025.

Beatrice Wyatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2025, before me personally appeared Beatrice Wyatt, 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 9th day of June, 2025.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires. 3-3-2028