Karen Johnson
Batch # 1285579
06/18/2025 09 50 09 AM
Fees $13 00 Taxes $4,754 50

Davidson County
DEEDWARR
2 pgs

20250618-0047923

Warranty Deed

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,285,000.00 Affiant Subscribed and sworn to before me, this the 9th day of June, 2025. Notary Public My commission expires: 10/4/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To:	Map/Parcel Numbers:
Tilden Cole Bourland and Mary Margaret Marchetti	NEW OWNER	103 08 0 260 00
500 North Wilson Boulevard		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH AUGHTMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TILDEN COLE BOURLAND AND MARY MARGARET MARCHETTI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 South one-half of Lot No. 378 on the Plan of Richland Realty Company's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 45 feet on the Easterly side of Wilson Avenue and runs back between lines, 140.8 feet on the North line and 163 feet on the South line to a dead line, on which it measures 50 feet.

Being the same property conveyed to Sarah Aughtman, an unmarried woman by Warranty Deed from Michael Anderson and Laura Pettibon, husband and wife of record in Instrument No. 20201103-0128178 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on November 3, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 500 North Wilson Boulevard, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2025.

Sarah Aughtman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 9th day of June, 2025

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026