Karen Johnson Davidson County
Batch# 1297544 DEEDWARR
07/14/2025 02:05:30 PM 4 pgs
Fees: $23.00 Taxes: $22,200.00
20250714-0055344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: MAY 3 2027

MARY ELIZABETH KINNARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

THIS INSTRUMENT WAS PREPARED BY
Emmie Kinnard
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110, Nashville, TN 37201

File No.: 37291

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Gracie Chenault Sanders Lynnwood Real Estate, LLC	Gracie Chenault Sanders Lynnwood Real Estate, LLC	116-07-0-089.00
(NAME)	(NAME)	
9 Lynwood Lane	1701 West End Ave, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CATHERINE E. WILT AND SPOUSE, DAVID DINGESS, A TENANCY BY THE ENTIRETY AS A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRACIE CHENAULT SANDERS LYNNWOOD REAL ESTATE, LLC, A TTENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 1, as shown on the map entitled Resubdivision of Lots No. 3 thru 10, Royal Oaks, of record in Plat Book 3700, Page 1, in the Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate property description.

Being the same property conveyed to Toby S. Wilt, Jr. and Catherine E. Wilt, husband and wife, by Warranty Deed from Robert A. Milton and Elizabeth Milton, husband and wife, of record in Instrument No. 20181219-0123275, Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 19, 2018.

Being the same property conveyed to Catherine E. Wilt, married by Quitclaim Deed from Toby S. Wilt, Jr., married of record in Instrument No. 20200520-0052481, Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on May 20, 2020.

Being the same property conveyed to David Dingess by Quitclaim Deed from Catherine E. Wilt of record in Instrument No. 20231012-0080054 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 12, 2023, thereby creating in the Grantor and Grantee, as a married couple, a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone.

The conveyance of the above-described parcel of land is subject to the following:

1. 2025 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 1, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1449, Page 111, Book 3877, Page 494 and Book 4566, Page 719, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Easement of record in Book 613, Page 404 and Book 924, Page 24, in the Register's Office for Davidson County, Tennessee.

5. Easement(s) retained by the City of Belle Meade under Ordinance No. 90-11.

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved ☑ property, known as 9 Lynwood Lane, Nashville, TN 37205.

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 successors 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 successors 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 our hands this 8th day of July, 2025.

Catherine E. Wilt

David Dingess

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of July, 20 25, before me personally appeared Catherine E. Wilt and David Dingess, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: May 3 2027



Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 July 8, 2025. (Date of document)

Affiant Signature

7/14/2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of July, 2025.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028