Karen Johnson Davidson County
Batch# 1303401 DEEDWARR
07/29/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250729-0059942

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**. **Affiant** Subscribed and sworn to before me, this **28th day of July, 2025.** **Notary Public** **My commission expires:**

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2028

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katherine Faulkner **1220 Coarsey Drive** **Nashville, TN 37217**	**U.S. Bank National Associaton** **2800 Tamarack Road** **Owensboro, KY 42301**	**107 13 0 039.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Catherine L. Bartolini, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Katherine Faulkner, an unmarried woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No 329 on the Plan of MIRO MEADOWS, SECOND ADDITION, as of record in Plat Book 1424, Page 112, Register's Office of Davidson County, Tennessee. Said Lot No. 329 fronts 85 feet on the North side of Coarsey Drive and runs back 185.2 feet on the East line and 199.5 feet on the West line, to a dead line in the rear of which it measures 89.6 feet.

Being the same property conveyed to Catherine L. Bartolini, by Quitclaim Deed from Joseph D. Bartolini, Jr., of record in Instrument No. 20111205-0094516, in the Register's Office of Davidson County, Tennessee, dated April 21, 2009 and recorded on December 05, 2011.

Being the same property conveyed to Catherine Bartolini and Joseph D. Bartolini, Jr., by Warranty Deed from P & F Enterprises, F. B. Pounders, Trustee, of record in Book 8206, Page 350, in the Register's Office of Davidson County, Tennessee, dated August 14, 1990 and recorded on October 01, 1990.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1220 Coarsey Drive, Nashville, TN 37217**.

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 in 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 **28th day of July, 2025.**

Catherine L. Bartolini

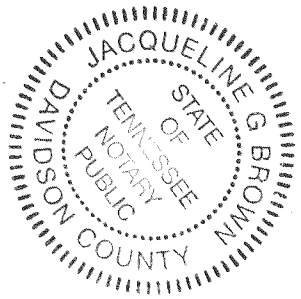
STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of July, 2025, before me personally appeared Catherine L. Bartolini, 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 28th day of July, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__07/28/2025_____ (date of document)**.

_____
Affiant Signature

_____07/28/2025_____
_ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
_28th__ day of
_____July_____, 20_25__.

_____
Notary's Signature
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029