WARRANTY DEED

Karen Johnson Davidson County
Batch# 1310960 DEEDWARR
08/15/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20250815-0065176

File No. BC-25-454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandler Colleran	New Owner	
(NAME) 1739 Doctor DB Todd Junior Boulevard	(NAME)	081-11-0-081.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, **TIMOTHY BARTLETT AND JAMIE WENKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHANDLER COLLERAN, 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 the Southerly part of the Easterly part of Lot 264 and the Northerly part of the Easterly part of Lot 263 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands allotted to J. M. Harding, as of record in Book 38, page 431, Register's Office for said County, also being part of Lot Nos. 4 and 5, on the Plat of Cato's Subdivision of part of Lot Nos. 260 to 264 in J. M. Harding's Addition, as of record in Book 547, page 17, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Dr. D.B. Todd, Jr., Boulevard, formerly 18th Avenue North at the Southeast corner of the property conveyed to Fred W. Newman and wife, by deed from Mollie Feigenbaum etal, of record in Book 1341, page 629, said Register's Office; thence Westwardly 123.2 feet to the Easterly margin of an alley; thence with said alley Southwardly 38.6 feet to the Northwest corner of the property conveyed to Ermine Ladd by deed from Mollie Feigenbaum et al, of record in Book 1639, page 573, said Register's Office; thence with Ladd's Northerly line Eastwardly 128.9 feet to the westerly margin of said Boulevard; thence with said Boulevard Northwardly 39.1 feet to the beginning.

Being the same property conveyed to Timothy M. Bartlett and Jamie L. Wenke, husband and wife by Warranty Deed from Benjamin S. Travis and Olivia A. Travis, husband and wife of record in Instrument No. 20170313-0024307 Register's Office for Davidson County, Tennessee, dated March 08, 2017 and recorded on March 13, 2017.

This is property more commonly known as 1739 Doctor DB Todd Junior Boulevard, Nashville, TN 37208.

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 13th day of August, 2025.

Timothy Bartlett by Ryan Lux attorney in fact

Timothy Bartlett by Ryan Lux, his Attorney-In-Fact

Jamie Wenke by Ryan Lux attorney in fact

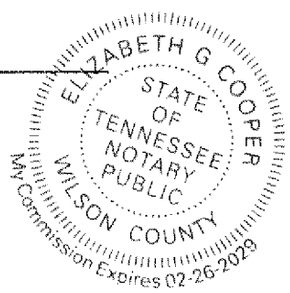
Jamie Wenke by Ryan Lux, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Timothy Bartlett and Jamie Wenke,** and that this instrument was executed on behalf of the said **Timothy Bartlett and Jamie Wenke** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 202508150065175, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 13th day of August, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **August 13, 2025**.

Date

Affiant Signature

August 13, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **13th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

