Warranty Deed

Karen Johnson
Batch # 1323332
09/17/2025 10:10:22 AM
Fees: $13.00 Taxes: $2,534.50

Davidson County
DEEDWARR
2 pgs

20250917-0074154

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2025.

Tracey Perry
Notary Public

My commission expires: 5-9-26

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:
Ellen Grace Moore and Christopher Begick	NEW OWNER	091-11-0-107.00
5001 Illinois Avenue		
Nashville, TN 37209		

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, **KIMBERLY A. BOSWORTH, A WIDOW**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLEN GRACE MOORE AND CHRISTOPHER BEGICK, WIFE AND HUSBAND,** 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 Lot No. 1 on the Plan of Resubdivision (Partition) of Lot 902 and Part Lot 904, Plan of West Nashville No. 1, Book 57, Pages 74 & 75, R.O.D.C., TN and Part of The West Half of 50th Avenue North, closed by Metropolitan Council Bill No. 74-1115, dated August 28, 1974 of record in Plat at Instrument No. 20110509-0035575, 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 Frank M. Bosworth, III, married by Warranty Deed from Cole Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20120113-0004057 Register's Office for Davidson County, Tennessee, dated January 09, 2012 and recorded on January 13, 2012.

Being the same property conveyed to Frank M. Bosworth, III and wife, Leslie Lightbourne by Quitclaim Deed from Frank M. Bosworth, III, married of record in Instrument No. 20130110-0003152 Register's Office for Davidson County, Tennessee, dated January 10, 2013 and recorded on January 10, 2013.

Being the same property conveyed to Christopher M. Bosworth and Kimberly A. Bosworth, husband and wife by Warranty Deed from Frank M. Bosworth, III and wife Leslie Lightbourne of record in Instrument No. 20180521-0048649 Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 21, 2018.

Christopher M. Bosworth having since died on September 23, 2023, leaving Kimberly A. Bosworth.

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 5001 Illinois Avenue, Nashville, TN 37209, 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 16th day of September, 2025.

Kimberly A. Bosworth

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 Kimberly A. Bosworth, 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 11th day of September, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29