THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728957

Karen Johnson Davidson County
Batch# 476093 **DEEDWARR**
09/15/2020 12:08:34 PM 2 pgs
Fees: $13.00 Taxes: $3,681.50

20200915-0105157

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $995,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yash Amit Choksi and Elizabeth Ann Scoville 4509 Nevada Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 16 0 112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James P. Kinser and Noelle C.Kinser, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yash Amit Choksi and Elizabeth Ann Scoville, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 412 and the Westerly 15 feet of Lot No. 410 of Block 20, in Charlotte Park Company's First Addition to Nashville, a plan of which is of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee.

Included in this description but expressly excluded from this conveyance is that portion of property described as follows:

Beginning at the Southwesterly corner of said Lot No. 412, the point of intersection of the Easterly margin of 46th Ave., with the Northerly margin of an alley; thence Northwardly with the Westerly line of said Lot No. 412, being the Easterly margin of said 46th Ave, 48 feet to a point; thence parallel with the Northerly margin of said alley 75 feet to a point in the Easterly line of said Westerly 15 feet of Lot No. 410; thence Southerly with the Easterly line of said part of Lot No. 410, 48 feet to the Northerly margin of said alley; thence with the Northerly margin of said alley 75 feet to the point of beginning.

Being the same property conveyed to James P. Kinser and Noelle C. Kinser, husband and wife, by Warranty Deed from Aspen Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180529-0050712, in the Register's Office of Davidson County, Tennessee, dated May 25, 2018 and recorded on May 29, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Company's First Addition to Nashville, as recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4509 Nevada Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2020.

James P. Kinser

Noelle C. Kinser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James P. Kinser and Noelle C. Kinser, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2020.

Notary Public

My Commission Expires: _____

