Karen Johnson Davidson County
Batch# 509527 DEEDWARR
11/05/2020 03:41:38 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20201105-0130155

Prepared By ~~& Return To:~~
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JK 18[illegible]2316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of November, 2020.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public

Commission Expiration: 7/9/24

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ashley Kuhl and Elizabeth Travis 2316 Lloyd Ave. Nashville, TN 37218	SAME AS NEW OWNER.	-07005001600

WARRANTY DEED

FOR AND IN 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, WE, **Brian Mulligan, a single man,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Kuhl, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 2316 Lloyd Ave. Nashville, TN 37218, County of Davidson

See attached EXHIBIT A

Being the same property conveyed to Brian Mulligan by deed from Amado Rangel-Trejo and Maribel Victoria, a married couple, dated 10/27/2016, recorded 11/21/2016 filed of record in Instrument No. 20161121-0122346, said Register's Office.

Tax Map and Parcel ID is as follows 07005001600

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2316 Lloyd Ave., Nashville, TN 37218

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 unemcumbered, 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 hand this 30th day of October, 2020.

Brian Mulligan

BRYAN FRANKLIN HILL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2020 :029500
MY COMMISSION EXPIRES AUGUST 24, 2024

STATE OF Colorado
COUNTY OF Larimer

On this 30 day of October, 2020, before me personally appeared **Brian Mulligan**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30 day of October, 2020.

Notary Public

Commission Expiration ~~08/2024~~ BH
8/24/2024

LTE File No.: 20-2588TN

EXHIBIT "A"

Being the center 50 feet of the Northerly 110 feet of lot: #12, on the map of the H.E. Simpkins (erroneously referred to as M.E. Simpkins) subdivision of the L.G. Curtis lands (erroneously referred to as J.C. Curtiss) in the 13TH civil district of Davidson county, Tennessee, as of record in book: #547, page: #39, register's office for Davidson county, Tennessee.

Beginning at a point in the center of Lloyd avenue 80 feet South of the lot line between lots: #12 and #14, on said plan:

Thence South 88 degrees east 261.5 feet to an iron pin in the Westerly line of lot: #13, on said plan;

Thence with the Westerly line of lot: #13, South 3 degrees 15 minutes West 50 feet to an iron pin;

Thence North 88 degrees West 270.4 feet to the center of Lloyd avenue;

Thence with the center of Lloyd avenue North 13 degrees East 50 feet to the point of beginning.

Being the same property conveyed to the ~~within named~~ grantor(s) by Deed recorded simultaneously herewith in Book _____, Page _____ or Instrument No. _____, Register's Office for said County.

Map and Parcel:
070-05-0-016.00