Karen Johnson Davidson County
Batch# 646684 DEEDWARR
06/01/2021 09:45:46 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20210601-0072809

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$460,000.00**

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2021.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Megan Chalk **Thomas Michael Booher**	**Studio Bank**	**Map 091-08-0-B Map 014-00co**
910 46th Avenue N.	**124 12th Ave South Suite 400**	
Nashville, TN 37209	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tristan Kirkbride, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan Chalk, unmarried woman, and Thomas Michael Booher, unmarried man, as joint tenants with right of survivorship

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:

LAND in Davidson County, Tennessee, being Unit N, Phase 7, on the Plan of Eastoak Groves Townhouses, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed for Eastoak Groves Townhouses, a Horizontal Property Regime with Private Elements of record in Instrument No. 20080602-0055567 and Supplement and Amendment No. 6 of record in Instrument No. 20130701-0067775, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Eastoak Groves Townhouses, shown on Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed of record in Instrument No. 20130701-0067775, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Tristian Kirkbride, a single man, by Deed dated November 25, 2013 from Eastoak, LLC, a Tennessee limited liability company, of record in Instrument No. 20131127-0121999, Register's Office for Davidson County, Tennessee.

Natalie Kirkbride, spouse of the above named Tristan Kirkbride, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property subject to the following: 1) The Plan of record as set out in Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed, shown in Instrument No. 20130701-0067775 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Eastoak Groves Townhomes of record in Instrument No. 20080602-0055567, Register's Office for Davidson County, Tennessee. Supplement and Amendment No. 6 of record in Instrument No. 20130701-0067775, said Register's Office. By-Laws of appended thereto. 3) Charter of Eastoak Groves Townhomes Corporation of record in Instrument No. 20080602-0055566, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Plan Of Record in Plat Book 421 Page 1, said Register's Office. 5) Property Modifications to combine Parcels of Record in Instrument No. 20080324-0029128, said Register's Office. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **910 46th Avenue N., Nashville, TN 37209**

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 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(s) this **27th** day of **May, 2021.**

Tristan Kirkbride

Natalie Kirkbride

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tristan Kirkbride and Natalie Kirkbride,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **May, 2021.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 12/14/24