Michigan

KARREN BRISTLE
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 18, 2027
Acting in the County of Oakland

(Notary Stamp)

STATE OF ~~TENNESSEE~~ MI
COUNTY OF Oakland

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this ~~31st~~ 30th day of March, 2022.

Notary Public

My commission expires: 4-18-2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

Karen Johnson Davidson County
Batch# 835239 **DEEDWARR**
04/06/2022 10:24:08 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20220406-0039714

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Giselle Melconian and Eleanor Gibson	New Owner	**081-07-0-352.00**
1807 12th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Maxwell Borchers, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Giselle Melconian and Eleanor Gibson, a married couple

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Plan of record in Plat Book 161, Page 174, 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 Maxwell Borchers, an unmarried man by Warranty deed from KF Legacy LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180926-0095436 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 26, 2018.

This is improved property known as **1807 12th Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the _____ day of March, 2022.

Maxwell Borchers

STATE OF MICHIGAN
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maxwell Borchers, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2022.

Notary Public
My Commission Expires: 4-18-2027

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SolomonParks File No. 22-000997-527