Karen Johnson Davidson County
Batch# 852624 DEEDWARR
05/09/2022 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $3,404.00
20220509-0052891

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62588
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian Terry Tinch 2045 24th Avenue South Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10411032900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$920,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tara Hinman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Terry Tinch, unmarried man,** hereinafter called the **Grantee**, Grantee's 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 the South 50 feet of Lot No. 104 and the North 5 feet of Lot No. 105 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 55 feet on the west side of 24th Ave. South and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Tara Hinman, by Warranty Deed from Randall W. Smith and spouse, Beth Ann Patillo, dated June 1, 2009 and recorded on June 2, 2009 of record in Instrument No. 20090602-0050654, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan of record in Book 421, page 7, said Register's Office.

This is improved property, known as 2045 24th Avenue South, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the

lawful claims of all persons whomsoever.

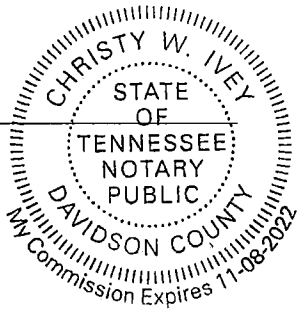
WITNESS THE EXECUTION HEREOF this 5th day of May, 2022.

Tara Hinman

State of Tennessee

County of Davidson

On this 5th day of May, 2022, before me the undersigned authority, personally appeared Tara Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $920,000.00.

Amanda Birner
Affiant

Sworn and subscribed before me this 5th day of May, 2022.

Notary

My Commission Expires: 10/26/24

