THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 867610 DEEDWARR
06/06/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220606-0064682

File Number: 2022-03-210
Parcel ID: 091 16 0 081.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Samuel Averbuch and Jessica Averbuch 2907 Woodlawn Drive Nashville, TN 37215	Samuel Averbuch and Jessica Averbuch 2907 Woodlawn Drive Nashville, TN 37215	Map/Parcel 091 16 0 081.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jane Constad**, unmarried, ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Samuel Averbuch and Jessica Averbuch, husband and wife**, ("Grantee") all of her right, title and interest in and to that certain real property known as 4601 Elkins Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 502 of Block 23 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County.
>
> Said part of Lot No. 502 fronts 50 feet on the Southerly side of Elkins, formerly Second Avenue and runs back between parallel lines with the Westerly margin of 46th Avenue, North, formerly 5th Street, 180 feet to an alley.
>
> Being the same property conveyed to Jane Constad, an unmarried woman, by Warranty Deed from Teresa Duke Simmons, Trustee of The Austin W. Duke Irrevocable Trust, of record in Instrument No. 20041014-0124086, in the Register's Office of Davidson County, Tennessee, dated September 30, 2004 and recorded on October 14, 2004.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of May, 2022.

Jane Constad

Jane Constad

STATE OF New York
COUNTY OF New York

On this 13 day of May, 2022, before me personally appeared Jane Constad, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

~~Witness my hand~~, at office, this 13 day of May, 2022.

Notarized BL

Notary Signature
My commission expires: 05/04/2024

NOTARY PUBLIC — QUEENS COUNTY, STATE OF NEW YORK — ABADREDDINE LADJACHE — No. 01LA6407063 — My Comm. Exp. 05-04-2024

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of May, 2022.

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Lindsay Philpot, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 12, 2022.

Date

Affiant Signature

March 16, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of March, 2022.

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025