THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541041

Karen Johnson Davidson County
Batch# 869515 DEEDWARR
06/10/2022 11:27:23 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20220610-0066361

Prepar
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of June, 2022.

Notary Public
My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindsey Cobb Efird and Tyler Harris Efird 4615 Illinois Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 11 0 471.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebekka Geldbart, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsey Cobb Efird and Tyler Harris Efird, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 522, of Block 85, No. I Plan of West Nashville, as of record in Plat Book 57, Page 74 and 75, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebekka Geldbart, by Quitclaim Deed from Adam King, of record in Instrument No. 20201214-0146554, in the Register's Office for Davidson County, Tennessee, dated December 01, 2020, and recorded on December 14, 2020.

Being the same property conveyed to Rebekka Geldbart and Adam King, Wife and Husband, by Warranty Deed from Michael Elliott, Unmarried, of record in Instrument No. 20180619-0058679, in the Register's Office for Davidson County, Tennessee, dated June 15, 2018, and recorded on June 19, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. I Plan of West Nashville, as recorded in Plat Book 57, Page(s) 74-75.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20180409-0033244.

This is improved property located at 4615 Illinois Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2022.

Rebekka Geldbart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebekka Geldbart, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2022.

Notary Public
My Commission Expires: _____

