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

Karen Johnson Davidson County
Batch# 871516 DEEDWARR
06/14/2022 03:22:29 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20220614-0067993

Ivey Title, LLC Ref: (DM) Title No.: 62690
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barry Trotz Kimberly Prokopchuk-Trotz 906 Knox Ave. Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 11801036200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Tilden and Holly Tilden, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barry Trotz and Kimberly Prokopchuk-Trotz, husband and wife,** 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 Lot No. 21 on the Plan of W.D. Gale's Kirkwood Addition of record in Book 332, page 76, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Tilden and Holly Tilden, husband and wife, by Warranty Deed from Alistar E. Newbern, unmarried, dated April 15, 2013 and recorded on April 16, 2013, of record in Instrument No. 20130416-0037968, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 76, said Register's Office. Restrictive Covenant for Accessory Dwelling Detached Structure of record in Instrument No. 20201123-0137124, said Register's Office.

This is improved property, known as 906 Knox Avenue, Nashville, TN 37204

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-22-906

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 9th day of June, 2022.

Daniel Tilden **Holly Tilden**

State of Tennessee

County of Davidson

On this 9th day of June, 2022, before me the undersigned authority, personally appeared Daniel Tilden and Holly Tilden, 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: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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: $1,500,000.00.

Affiant

Sworn and subscribed before me this 9th day of June, 2022.

Notary

My Commission Expires: _____

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024