Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-EB-22-1715

WARRANTY DEED

Karen Johnson Davidson County
Batch# 917622 DEEDWARR
09/16/2022 11:00:21 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20220916-0103489

File No. AT-22-3050

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Logan C. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Tia Koulchar	new owner	
(NAME)	(NAME)	071-05-0-281.00
1715 Edgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Taylor James Martin, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tia Koulchar, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Brooklyn Heights E.C. Scruggs Subdivision of record in Plat Book 332, Page 140, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod in the North right of way of Edgewood Avenue Approximately 295 feet East of the Eastern right of way of Haines Street, the Southwest Corner of this property. Thence North 21 degrees 56 minutes 57 seconds West 134.89 feet to an iron rod. Thence North 65 degrees 50 minutes 29 seconds East 40.00 feet to an iron rod. Thence South 21 degrees 56 minutes 57 seconds East 134.89 feet to an iron rod in the North right of way of Edgewood Avenue. Thence with said right of way South 65 degrees 50 minutes 29 seconds West 40.00 feet to the point of beginning and containing 5392 square feet or 0.124 acres, according to survey by Delle Land Surveying Co., Inc.

Being the same property conveyed to Taylor James Martin by Warranty deed from Rebecca Bauernfeind and Kayla Bauernfeind of record in Instrument No. 20181219-0123330 Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded on December 19, 2018.

This is property more commonly known as 1715 Edgewood Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 31st day of August, 2022.

Taylor James Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2022, before me personally appeared Taylor James Martin, 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 31st day of August, 2022.

Notary Signature
My commission expires: 1/3/23

