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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 935320 **DEEDWARR**
10/28/2022 11:51:54 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20221028-0116799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5290-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nicholas Augspurger and Courtney Augspurger	New Owner	091-15-0-190.00
(NAME)	(NAME)	
5110 Dakota Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million One Hundred Thousand And No/100 Dollars ($1,100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LORI A. HINES AND NOLA A. WYATT, A MARRIED COUPLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICHOLAS AUGSPURGER AND COURTNEY AUGSPURGER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, being the Westerly 50 feet of the Southerly half of Block 16 on the Realty Savings Bank & Trust Company's Revised Plan of the West extension of Charlotte Park Company's First Addition to Nashville of record in Book 421, page 18, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at the Northeast corner of Dakota Ave, formerly Fourth Ave., and 52nd Ave. North, formerly 11th St., running thence Easterly with the Northerly margin of Dakota Ave., 50 feet; thence Northerly and parallel with the Easterly margin of 52nd Ave. North, 150 feet to an alley; thence with the Southerly margin of said alley Westwardly 50 feet to the Easterly margin of 52nd Ave. North; thence with the Easterly margin of said Ave. Southerly 150 feet to the beginning.

Being the same property conveyed to Lori A. Hines and Nola A. Wyatt, as joint tenants with right of survivorship by Warranty deed from Luehrsen Construction, LLC of record in Instrument No. 20040920-0113167 Register's Office for Davidson County, Tennessee, dated September 16, 2004 and recorded on September 20, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5110 Dakota Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 27 day of October, 2022.

Lori A. Hines

Nola A. Wyatt

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori A. Hines and Nola A. Wyatt, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 27 day of October, 2022.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024