Prepared by
Record and Return To
Chapter [illegible] Inc
[illegible]

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5887-WE

Karen Johnson Davidson County
Batch# 999555 **DEEDWARR**
05/04/2023 11 03 29 AM 2 pgs
Fees $13 00 Taxes $5,550 00

20230504-0033177

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Julian Peter Suszanski and Jessica Roseman Suszanski		
4911 Park Ave & 324 50th Ave N	NEW OWNER	09115026600 &
Nashville, TN 37209		09115039000
(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, **Mark D Alexander and Lisa M. Porter, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julian Peter Suszanski and Jessica Roseman Suszanski, 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·

Land in Davidson County, Tennessee, being Lot No 1, on the Plan of Resubdivision of part of an un-numbered block on the map of Charlotte Park Company's First Addition Resubdivision of part of an un-numbered block on the map of Charlotte Park Company's First Addition of record in Plat at Instrument No. 20140117-0005008, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Mark D Alexander and Lisa M Porter by Warranty deed from Chad E. Miller and wife, Elizabeth H Miller of record in Instrument 20160901-0092143, Register's Office for Davidson County, Tennessee, dated 8/30/2016 and recorded on 9/1/2016

Land in Davidson County, Tennessee, being Lot No 2, on the Plan of Resubdivision of part of an un-numbered block on the map of Charlotte Park Company's First Addition Resubdivision of part of an un-numbered block on the map of Charlotte Park Company's First Addition of record in Plat at Instrument No 20140117-0005008, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to William Hance and wife, Mary Hance by Warranty deed from Beth Hazelwood and husband, Victor Hazelwood of record in Instrument No. 20140221-0015067 Register's Office for Davidson County, Tennessee, dated February 18, 2014 and recorded on February 21, 2014.

Being the same property conveyed to Lisa M Porter and Mark D Alexander by Warranty deed from William Hance and wife, Mary Hance of record in Instrument No 20210729-0102166 Register's Office for Davidson County, Tennessee, dated 7/28/2021 and recorded on 7/29/2021.

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.

This is __ unimproved _X_ improved property known as **4911 Park Avenue & 324 50th Avenue N., Nashville, TN 37209**

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 the 2nd day of May, 2023.

Mark D Alexander

Lisa M. Porter

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 **Mark D Alexander,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 2 day of May, 2023

My Commission expires. Jan 8, 2024

Notary Public

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Lisa M. Porter,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of May, 2023.

My Commission expires: Jan 8 2024

Notary Public

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON