Karen Johnson Davidson County
Batch# 1011171 DEEDWARR
06/05/2023 01 11 03 PM 2 pgs
Fees. $13 00 Taxes $6,419 50

20230605-0042405

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,735,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
AARON HALL, ET UX	Same as new owner	**094-02-0-064.00**
(NAME) **1712 EASTSIDE AVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **TIM'S PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON HALL AND DANIELLE HALL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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.134, on the Plan of United Electric Railway Company's Addition to East Nashville in the 18th Civil District of said County, of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 134 fronts 50 feet on the southerly side of Ashworth Avenue and runs back between parallel lines 150 feet to an alley.

Less and Except a strip of land 4 feet in width and approximately 50 feet in length conveyed to The Metropolitan Government of Nashville and Davidson County as more particularly described in an Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20211027-0144322, Register's Office for Davidson County, Tennessee

Being the same property conveyed to William D. Block and wife, Jill Rochlitz Block, a one-half undivided interest, and Timothy Kenefick, a one-half undivided interest, by deed from Molly Secours, unmarried, of record in Instrument No. 20040827-0104041, dated August 27, 2004, said Register's Office

Further being a portion of the same property conveyed to Tim's Properties, LLC, a Tennessee Limited Liability Company, by quitclaim deed from William D Block and wife, Jill Rochlitz Block (Also Known as Jill R. Block), and Timothy M. Kenefick, of record in Instrument No. 20051122-0141071, dated November 21, 2005, said Register's Office

Further being a portion of the same property conveyed to Tim's Properties G P , a Tennessee General Partnership, by quitclaim deed from William D. Block and wife, Jill Block and Timothy M. Kenefick, being all the members of the entity formerly known as Tim's Properties, LLC, a Tennessee Limited Liability Company which has been dissolved, of record in Instrument No. 20101203-0096617, dated December 3, 2010, said Register's Office.

Further being a portion of the same property conveyed to Tim's Properties, LLC, a Tennessee Limited Liability Company, by quitclaim deed from Jill Rochlitz Block and Timothy Kenefick, being all the remaining partners of Tim's Properties, G.P., a/k/a Tim's Properties GP, a Tennessee General Partnership which has been dissolved, of record in Instrument No. 20170301-0020355, dated March 1, 2017, said Register's Office

This conveyance is subject to matters shown on the Plan of record in Book 161, Page 8, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****Jill Rochlitz Block, Jill Ann Rochlitz, Jill Rochlitz, and Jill Ann White are one and the same person.****

Unimproved ( )
This is improved(**X**) property, known as **1712 EASTSIDE AVE., NASHVILLE, TN 37206**
(House Number) (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 my hand this 1st day of June, 2023.

Tim's Properties, LLC
A Tennessee Limited Liability Company

By: Jill Ann White f/k/a Jill Ann Rochlitz, Member

By: Timothy Kenefick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jill Ann White f/k/a Jill Ann Rochlitz and Timothy Kenefick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the members of Tim's Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that they as such members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Tim's Properties, LLC, by themselves as such members.

Witness my hand and official seal at office, this 1st day of June, 2023.

My commission expires: **March 3, 2026**

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. GCT-23-1712



