WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

GINA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch# 1026291
07/14/2023 10 06 58 AM
Fees $13 00 Taxes $8,417 50

Davidson County
DEEDWARR
2 pgs

20230714-0054030

Prepared by
Record and Return To
pman and Rosenthal Title, Inc
Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Dan Margalit and Kathleen Miller Margalit	**NEW OWNER**	
(NAME)	(NAME)	**104 11 0 293.00**
2518 Blair Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL DAVID NOHRDEN AND JENNIFER NOHRDEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAN MARGALIT AND KATHLEEN MILLER MARGALIT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 141 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, 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 Michael David Nohrden, married, by Warranty Deed from KE Holdings, LLC, a Mississippi Limited Liability Company, of record in Instrument No 20211124-0156397, in the Register's Office of Davidson County, Tennessee, dated November 22, 2021 and recorded on November 24, 2021

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as recorded in Plat Book 421, Page(s) 7
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Apartment recorded in Instrument No. 2013101-00106311
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2518 Blair Blvd, Nashville, Tennessee 37212**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th DAY OF JULY, 2023

Michael David Nohrden by Logan Bell, Attorney in Fact

Michael David Nohrden by Logan Bell, Attorney in Fact

Jennifer Nohrden by Logan Bell, Attorney in Fact

Jennifer Nohrden by Logan Bell, Attorney in Fact

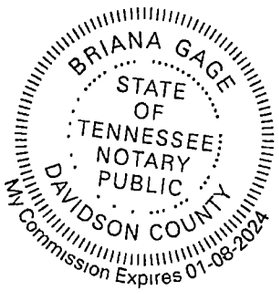
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL DAVID NOHRDEN AND JENNIFER NOHRDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL DAVID NOHRDEN AND JENNIFER NOHRDEN

Witness my hand and official seal, this the 11th of July, 2023

Briana Gage

Notary Public
My Commission Expires 1/8/24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212