Karen Johnson Davidson County
Batch# 1061084 DEEDWARR
10/17/2023 08:46:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20231017-0081267

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $270,000.00.

Affiant

Subscribed and sworn before me this the 12th day of October, 2023.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Doug Ayres	New Owner	072-07-0 018.00
1223 Kirkland Ave		
Nashville, TN 37216		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DUANE EDLAO AND ROXANNE MARIE TODD AND MOLLY KIONA TODD MADISON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOUG AYRES, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5 on the Plan of Resubdivision of Inglewood Place, Lots Nos. 26, 27, 28 and the easterly 50' of Lot No. 29, of record in Plat Book 4660, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 4 fronts 53.0 feet on the northerly margin of Kirkland Avenue and extends back 189.75 feet on the easterly line and 189.75 feet on the westerly line to a dead line in the rear, measuring 53.0 feet thereon.

Said Lot No. 5 fronts 65.0 feet on the northerly margin of Kirkland Ave. and extends back 189.75 feet on the easterly line and 189.75 feet on the westerly line to a dead line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Andrew P. Todd, an unmarried man, by deed dated 03/31/2011, from David G. Kendall and wife, Rita F. Kendall, of record in Instrument No. 20110409-0026733, Register's Office for said County.

Andrew P. Todd, having since died intestate on April 4, 2022, his interest in said property vested in Duane Edlao, Roxanne Marie Todd and Molly Kiona Todd Madison as shown in Heirship Affidavit, of record in Instrument No. 20230926-0075427, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1223 Kirkland Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 12th day of October, 2023.

Duane Edlao

STATE OF Colorado

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Duane Edlao, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of October, 2023.

My commission expires: 09/12/2027

Notary Public

JONATHAN CAMPBELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114050919
MY COMMISSION EXPIRES SEPTEMBER 12, 2027

Witness my hand this the 12th day of October, 2023.

Roxanne Marie Todd

STATE OF Virginia

COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roxanne Marie Todd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of October, 2023.

My commission expires: Feb. 29, 2024

Notary Public

ATTILAH NIESHIA MITCHELL
Notary Public
Commonwealth of Virginia
Registration No. 7166674
My Commission Expires Feb 29, 2024

Witness my hand this the 12th day of October, 2023.

Molly Kiona Todd Madison

STATE OF IL

COUNTY OF Cook

Personally appeared before me, the undersigned, a **Notary Public** in and for said county and state, Molly Kiona Todd Madison, with whom I am personally **acquainted, or** proved to me on the basis of satisfactory evidence, and who acknowledged they executed **the within instrument** for the purposes therein contained.

Witness my hand and official seal this 12th day of **October, 2023.**

My commission expires: 10/7/2025

Notary Public

CARRIE MCGEE
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 7, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 10-12-23.

Affiant Signature

10-17-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY