THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00 Affiant Subscribed and sworn to before me, this 9th day of November, 2023. Notary Public My Commission Expires: 11/2/2026

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1072697 DEEDWARR
11/16/2023 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20231116-0089437

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Zachary Koffler 1415 McKennie Avenue Nashville, TN 37206	1415 McKennie Avenue Nashville, TN 37206	Tax Parcel ID No. 083-02-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS B.OGDEN AND KATRINA WELTY, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ZACHARY KOFFLER, A SINGLE MAN,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of H.M. Doak's Subdivision of record in Plat Book 332, Page 22, in the Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 50 feet on the Northerly side of McKennie Avenue and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Nicholas B. Ogden by Warranty Deed from Stephen K. Randolph, unmarried of record in Instrument No. 20130319-0027014 Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on March 19, 2013 and Scrivener's Affidavit record on July 18, 2014 in Instrument No. 20140718-0063891.

Katrina Welty joins as spouse of Nicholas B. Ogden to convey any marital interest in the subject property that they may have.

This is improved property commonly known as: **1415 McKennie Avenue Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of November, 2023.

Nicholas B. Ogden by JSG Attorney-in-fact
NICHOLAS B. OGDEN BY JENNIFER S. GHANEM, AS ATTORNEY IN FACT

Katrina Welty by JSG as attorney-in-fact
KATRINA WELTY BY JENNIFER S. GHANEM, AS 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 **JENNIFER S. GHANEM** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **NICHOLAS B. OGDEN AND KATRINA WELTY**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of November 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cassandra Lahouti
Notary Public
My Commission Expires: 11/2/2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 true and exact copy of the original document executed and authenticated according to law on 11/9/2023 (date of document).

Affiant Signature

11/9/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

