Karen Johnson Davidson County
Batch# 1105067 DEEDWARR
02/27/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240227-0013366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

B. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/2/24

(AFFIX SEAL)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #24-PA-2316-PARK

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shelby Sims and Daniel Welker	**New Owner**	
(NAME)	(NAME)	**070-05-0-016**
2316 Lloyd Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **ASHER TRAVIS KUHL, FORMERLY KNOWN AS ASHLEY KUHL, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHELBY SIMS, AN UNMARRIED WOMAN AND DANIEL WELKER, AN UNMARRIED MAN** 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 the center 50 feet of the northerly 110 feet of Lot No. 12 on the Map of H.E. Simkin's Division of the L.G. Curtis Lands in the 13th Civil District of Davidson County, Tennessee, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the center of Lloyd Avenue 60 feet south of the lot line between Lots 12 and 14 on said plan; thence South 88 degrees East 261.5 feet to an iron pin in the westerly line of Lot No. 13 on said plan; thence with the westerly line of Lot No. 13, South 3 degrees 15 minutes West 50 feet to an iron pin; thence North 88 degrees West 270.4 feet to the center of Lloyd Avenue; thence with the center of Lloyd Avenue North 13 degrees East 50 feet to the point of beginning.

Being the same property conveyed to Ashley Kuhl, an unmarried woman, by Warranty Deed from Brian Mulligan, a single man, of record in Instrument No. 20201105-0130155, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on November 05, 2020.

The said Ashley Kuhl (also formerly known as Ashley Travis Kuhl) is now known as Asher Travis Kuhl per Order Changing Name of record in Case No. 22-330-III, in the Chancery Court for the 20th Judicial District, Davidson County, Part III.

This conveyance is subject to:
*Taxes for the year 2024, and subsequent years, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of H. E. Simkin's Division of the L.G. Curtis Lands, as recorded in Plat Book 547, Page(s) 39.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2316 Lloyd Avenue, Nashville, TN 37218**.

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 22nd day of February, 2024.

Asher Travis Kuhl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2024, before me personally appeared Asher Travis Kuhl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of February, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, **Brenda Huntsman**, 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 2/22/24.

Date

Brenda Huntsman

Affiant Signature

2/27/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of February, 2024.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

