THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240447405

Karen Johnson Davidson County
Batch# 1129530 DEEDWARR
05/01/2024 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20240501-0031784

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,020,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2024.

Notary Public
My Commission Expires: 1/11/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Beth Amy Hamilton and Scott Alexander 4105 Colorado Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103-04-0-427.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian R. Eischeid, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beth Amy Hamilton and Scott Alexander, wife and husband**, ("Grantees"), their 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 the west 50 feet of Lot 23, as shown on the map entitled West End Annex, of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said lot fronts 50 feet on the south side of Colorado Avenue and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to BRIAN R. EISCHEID, by deed from PATRICIA H. DEAN, of record in Instrument No. 20160428-0041292, dated April 29, 2016, said Register's Office.

Jillian Thompson Eischeid joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 103-04-0-427.00.

Matters shown on the Plan of record in Plat Book 332, page 61, said Register's Office.

This is improved property located at 4105 Colorado Avenue Nashville TN 37209

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 30th day of April, 2024.

Brian R. Eischeid

Jillian Thompson Eischeid

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian R. Eischeid and Jillian Thompson Eischeid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2024.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Paul Soper, 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 4/30/24 (date of document).

Affiant Signature

5/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

