Karen Johnson Davidson County
Batch# 1137432 DEEDWARR
05/21/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20240521-0037574

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MAY, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

This area for recording stamp

MST 2024-0557

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Thimm and Allison Lambert	Legacy Home Loans, LLC dba Steadfast Mortgage	118-01-0-473-00
(NAME)	(NAME)	
922 Gilmore Avenue	1036 Stearman Drive, Suite 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mark D. Abkowitz and Susan B. Abkowitz, Trustees of the Abkowitz Family Revocable Living Trust Agreement dated December 1, 2014,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Andrew Thimm, an unmarried man, and Allison Lambert, an unmarried woman, as joint tenants with right of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 40 on the Plan of Montrose Place of record in Plat Book 57, Page 93, 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 Mark D. Abkowitz and wife, Susan B. Abkowitz by Warranty Deed from Cornerstone Investments, Inc., of record in Instrument No. 20131003-0104109 Register's Office for Davidson County, Tennessee, dated October 01, 2013 and recorded on October 03, 2013.

Being the same property conveyed to Mark D. Abkowitz and Susan B. Abkowitz, Trustees of the Abkowitz Family Revocable Living Trust Agreement dated December 1, 2014 by Quitclaim Deed from Mark D. Abkowitz and Susan B. Abkowitz of record in Instrument No. 20141205-0111452 Register's Office for Davidson County, Tennessee, dated December 01, 2014 and recorded on December 05, 2014.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.

This property, known as 922 Gilmore Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 17th DAY OF MAY, 2024.

The Abkowitz Family Revocable Living Trust Agreement, dated December 1, 2014

Mark D. Abkowitz, Trustee

Susan B. Abkowitz, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Mark D. Abkowitz and Susan B. Abkowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the Trustees of the Abkowitz Family Revocable Living Trust Agreement, dated December 1, 2014, the within named bargainor, as Trustees, and Mark D. Abkowitz and Susan B. Abkowitz, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, themselves as Trustees of said Trust.

Witness my hand and official seal at office, this 17th day of May, 2024.

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, **Pam Autry,** 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 this the 17 day of May, 2024.

Affiant Signature

Date 5/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 