THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547722**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $705,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2024. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 1148950 DEEDWARR
06/20/2024 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240620-0046091

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Travis Briggs and Erika Briggs 5001 Tennessee Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 07 0 139.00

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, **Derek A. Pae** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travis Lamont Briggs and Erika Wolf Briggs, husband and wife**, ("Grantees"), its 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. 904, Block No. 142 on the Plan of WEST NASHVILLE NO.1 of record in Plat Book 57, Page 74 and 75, 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 Derek A. Pae, a single man, by Warranty Deed from Suzanne E. Meloche, Trustee of The Suzanne E. Meloche Living Trust dated November 14, 2014, of record in Instrument No. 20180629-0063229, in the Register's Office of Davidson County, Tennessee, dated June 26, 2018 and recorded on June 29, 2018.

Hannah Pae 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE NO.1, as recorded in Plat Book 57, Page(s) 74 and 75.
All matters set out in Ordinance in BL2004-176; BL2013-441 and Instrument No. 20130826-0089662.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 5001 Tennessee 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 11th day of June, 2024.

Derek Pae A.

Hannah Pae

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek Pae and Hannah Pae, 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 11th day of June, 2024.

Notary Public
My Commission Expires: _____



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 11 day of June, 2024.

Affiant Signature

Date 6/13/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

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