This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22794-DJ

Karen Johnson Davidson County
Batch# 1153074 DEEDWARR
07/01/2024 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20240701-0049475

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $780,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2024.

Notary Public
My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Markoff 2703 Alhambra Circle Nashville TN 37207	New Owner	060-16-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Preston Cook, and Clayton Thomas**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven Markoff, an unmarried man,** hereinafter called the Grantee(s), his 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 the South 50 feet of Lot No. 63 and the North 10 feet of Lot No. 62 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front 60 feet on the easterly side of Alhambra Circle and run back between lines, 228 feet more or less on the south line and 231 feet more or less on the north line, to a dead line, on which they measure 60 feet more or less.

Being the same property conveyed to Preston Cook and Clayton Thomas by Warranty Deed from Robin Colleen Coleman and Robert Kenneth McDivitt, Jr., as tenants in common, dated November 27, 2023, recorded November 30, 2023, of record in Instrument No. 20231130-0092615, Register's Office for Davidson County, Tennessee.

**NOTE: With this conveyance, legal description is being corrected from "South 50 feet of Lot No. 60" to "South 50 feet of Lot No. 63" due to Scrivener's Error in previous two deeds.

This is ☒ improved or ☐ unimproved property located at: **2703 Alhambra Circle, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of June, 2024.

GRANTOR:

Preston Cook

Clayton Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Preston Cook and Clayton Thomas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202407010049475

Certificate of Authenticity

I, Ryan Lux, 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 **June 28, 2024**.

Date

Affiant Signature

June 28, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY