**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1156336 DEEDWARR
07/10/2024 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20240710-0051685

File No. DH-24-7034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aragorn Healy and Jennifa Gosling | Aragorn Healy Jennifa Gosling | |
| (NAME) | (NAME) | |
| 1625 Shelby Avenue | 322 Virginia Ave | 083-14-0-301.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | San Francesio CA 94110 | |
| (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, I/we, **Kendra Decolo and Avi Korine, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aragorn Healy and Jennifa Gosling**,* HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***husband and wife**

**Land in Davidson County, Tennessee, being part of Lot No. 103 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the register's Office for Davidson County, Tennessee to wit:**

**Beginning at a point in the Northerly margin of Shelby Avenue at the corner of Lot Nos. 102 and 103, thence with the line between lots, Northerly 95 feet to a point; thence Westerly 25 feet to a point; thence 55 feet to the South margin of an alley; thence with the margin of the same Westerly 25 feet to the corner of Lot Nos. 103 and 104; thence with the line between said lots, Southerly 150 feet to the North margin of Shelby Avenue; thence with the margin of same Easterly 50 feet to the beginning.**

**Being the same property conveyed to Kendra Decolo and Avi Korine, wife and husband by Warranty Deed from Lauren E. Davis and Garrett R. Davis, wife and husband of record in Instrument No. 20151221-0127665 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 21, 2015.**

**This is property more commonly known as 1625 Shelby Avenue, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 3rd day of July, 2024.

Kendra Decolo

Avi Korine

STATE OF Virginia
COUNTY OF Chesterfield

On this 3rd day of July, 2024, before me personally appeared Kendra Decolo and Avi Korine, 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 3rd day of July, 2024.

Notary Signature
My commission expires: 3/31/2027
#8052140

JESSICA CARYN GERALD
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION # 8052140
MY COMM. EXPIRES 03-31-2027

*Please Return to:*

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 3, 2024**.

Date

DHardwick

Affiant Signature

**July 10, 2024**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026