WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170386 DEEDWARR
08/15/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240815-0062628

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00.

Affiant

Subscribed and sworn to me on 08/15/24.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE FORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Maria Pavlova 191 Woodson Ln. Nashville, TN 37211	NEW OWNER	133 07 0 258.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Justine Tyler, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Maria Pavlova, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Parma Heights, of record in Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Kemp, an unmarried woman by Warranty Deed from Betty L. Prock, unmarried dated April 16, 2010, and recorded on April 21, 2010 in Instrument No. 20100421-0030099, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, its successors and/or assigns by Warranty Deed from Jennifer Kemp, An Unmarried Woman, of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns dated October 30, 2023 and recorded on October 31, 2023 in Instrument No. 20231031-0085162, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Justine Tyler, Individual, including all heirs, successors and/or assigns by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company, its successors and/or assigns dated October 30, 2023, and recorded on November 1, 2023 in Instrument No. 202311010-0085322, in the Register's Office for Davidson County, Tennessee.

Michael Tyler, spouse of Justine Tyler, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Justine Tyler.

This is improved property known as 191 Woodson Ln., Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this 08/15/24.

Justine Tyler

Michael Tyler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/15/24, before me personally appeared Justine Tyler and Michael Tyler, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/15/24.

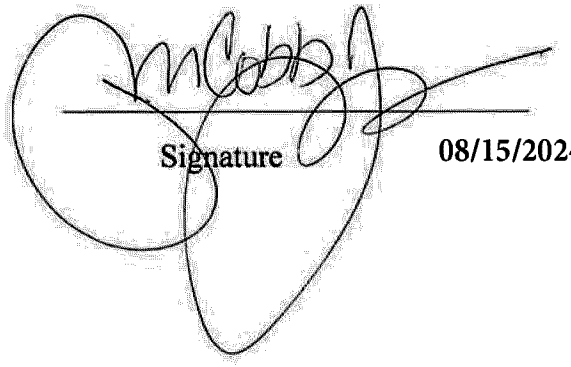
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 15, 2024.**



Signature **08/15/2024**

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 15th day of August, 2024.



Notary's Signature

My Commission Expires: 9-8-2025

