THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748373** Karen Johnson Davidson County Batch # 1171633 **DEEDWARR** 08/19/2024 09:47:26 AM 2 pgs Fees: $13.00 Taxes: $2,127.13 20240819-0063359 Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $574,900.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2024. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Nathan Michael Becker and Samuel G. Becker 6119A Neighborly Ave Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 09 0 314.00

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, **Eric M. Givens and Lisa T. Givens, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Michael Becker, a single man, and Samuel G. Becker, a single man, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the First Civil District, Twenty-Second Councilmanic District of Nashville, Davidson County, Tennessee, located on Ivy Street, East of Croley Drive, said land may be further identified as Lot No. 2 on the Plan of WILSON SUBDIVISION of record in Plat at Instrument No. 20010112-0004065, 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 Eric M. Givens and Lisa T. Givens, husband and wife, by Warranty Deed from Stephen M. Strout and Tam M. Nguyen, husband and wife, of record in Instrument No. 20150922-0096088, in the Register's Office of Davidson County, Tennessee, dated September 18, 2015 and recorded on September 22, 2015.

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 WILSON SUBDIVISION, as recorded in Instrument No. 20010112-0004065.

This is improved property located at 6369 Ivy Street 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 16th day of August, 2024.

Eric M. Givens

Lisa T. Givens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric M. Givens and Lisa T. Givens, 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 16th day of August, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026