Warranty Deed

Karen Johnson Batch # 1176416 09/03/2024 02:25:51 PM Fees: $13.00 Taxes: $2,686.20 20240903-0067730 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $726,000.00. Affiant Subscribed and sworn to before me, this the 30th day of August, 2024. Notary Public My commission expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: JM-P-24-1105	THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 204 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100	
Address of New Owner(s) as follows: Evangelia Livanos and Matt Hoffman	Send Tax Bills To: Steadfast Mortgage	Map/Parcel Numbers: 051-06-0-020.00
1105 S. Graycroft Avenue	2 Cadillac Dr.	
Madison, TN 37115	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN CHAD CARLSON AND AMANDA LEIGH CARLSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVANGELIA LIVANOS AND MATT HOFFMAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Pleasant Acres, Section 1, as shown by plat of record in Plat Book 2133, Page 60, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Chad Carlson and Amanda Leigh Carlson, husband and wife by Warranty Deed from Robert C. Kurzynske, F. Richard Kurzynske, E. Todd Kurzynske, Kimberly Turner, Taylor Mittleider, Michael Kurzynske, Morgan Bailey, Kevi N. Kurzynske, Jr. and Mark T. Kurzynske, Devisees of Frank Kurzynske, Jr. of record in Instrument No. 20121212-0114533 Register's Office for Davidson County, Tennessee, dated December 10, 2012 and recorded on December 12, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1105 S. Graycroft Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2024.

Jonathan Chad Carlson

Amanda Leigh Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Chad Carlson and Amanda Leigh Carlson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2024.

Notary Public

My Commission Expires: 3.3.25

