THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $700,000.00 Affiant Subscribed and sworn to before me, this 3rd day of October, 2024. Notary Public My Commission Expires: 05/08/28

Karen Johnson Davidson County
Batch # 1190843 DEEDWARR
10/07/2024 01:48:59 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20241007-0077817

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/08/2028

WARRANTY DEED

Address New Owner: Angela Tidmore 713 45th Avenue North, Nashville, TN 37209	Send Tax Bills to: ~~New Owner~~ CMG Home Loans 3160 Crow Canyon Rd #400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 091 12 0 068.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOGAN ZURHELLEN AND SARAH COLEMAN ZURHELLEN, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANGELA LEE TIDMORE, MARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 and 96 of Block No. 59 Plan No.1, as of Plan record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos., 94 and 96 front together 50 feet on the Westerly side of 45th Avenue North, formerly 4th Street, and run back between parallel lines, with the Southerly margin of Indiana Avenue, 110 feet to an alley.

Being the same property conveyed to John H. Love, an unmarried Person by Warranty deed from Douglas A. Brooks and Emory Christian Martin of record in Instrument No 20161115-0120509 Register's Office for Davidson County, Tennessee, dated November 11, 2016 and recorded on November 15, 2016.

Being the same property conveyed to Logan Zurhellen and Sarah Coleman Zurhellen, husband and wife by Deed dated August 25, 2020 from John H. Love, married, recorded August 27, 2020, in Instrument Number 202008270097167, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **713 45th Avenue North, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 3rd day of October, 2024.

LOGAN ZURHELLEN

SARAH COLEMAN ZURHELLEN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOGAN ZURHELLEN AND SARAH COLEMAN ZURHELLEN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of October, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-P-24-713