WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2024.

Notary Public

COMMISSION EXPIRES: _____

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

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson
Batch # 1191245
10/09/2024 09:39:30 AM
Fees: $13.00 Taxes: $1,313.50

Davidson County
DEEDWARR
2 pgs

20241009-0078367

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney C. Nelson	New owner	114-08-0C-102-00
(NAME)	(NAME)	
7277 Charlotte Pike #306		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **we, Aaron Gochman and Evelyn Kandov, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney C. Nelson, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 97 on the Plat of West Park Phase 3, a Horizontal Property Regime created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions of West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541, as amended by Second Amended and Supplement to the Declaration of Covenants, Conditions, Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, and also amended as Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Aaron Gochman and Evelyn Kandov, husband and wife, by Warranty Deed from Jane Dawn Barton, an unmarried woman of record in Instrument No. 20200401-0035185, dated March 28, 2020, recorded April 01, 2020, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 7277 Charlotte Pike #306 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

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, successors 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, 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 our hands this 4th day of October, 2024.

Aaron Gochman

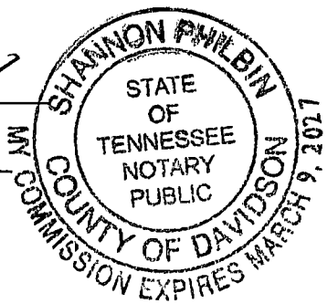
Evelyn Kandov

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Aaron Gochman and Evelyn Kandov, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 4th day of October, 2024.



Commission Expires: _____