This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23292-AP

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-OR-24-1205

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $859,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2024.

Notary Public
My Commission Expires: 5/6/28

Karen Johnson Davidson County
Batch # 1195103 DEEDWARR
10/17/2024 01:48:15 PM 2 pgs
Fees: $13.00 Taxes: $3,178.30
20241017-0080731

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steve Chavez Nancy Chavez 1205 McAlpine Avenue Nashville, TN 37216	Same as New Owner	061-16-0-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jacob J. Green, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steve Chavez and Nancy Chavez, a married couple**, 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:

Stephen Richard

Land in Davidson County, Tennessee, being the west 56.2 feet of Lot No. 17 on the Map of Kennedy & Graves Monte Vista Subdivision, of record in Plat Book 421, page 143, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 56.2 feet on the northerly side of McAlpine Avenue and runs back between parallel lines, as measured from the center of said road, 388.5 feet to a dead line.

Being the same property conveyed to Jacob J. Green, an unmarried man by Warranty Deed from Tyler A. King, an unmarried man, dated August 8, 2018, recorded August 10, 2018, of record in Instrument No. 20180810-0079072, Register's Office for Davidson County, Tennessee.

Rae Solomon joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1205 McAlpine Avenue, Nashville, TN 37216**.

This conveyance is made subject to 1) Property taxes for the year 2025 and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 9th day of October, 2024.

GRANTOR:

Jacob J. Green

Rae Solomon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob J. Green and Rae Solomon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of October, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024