THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16640-BW

Karen Johnson
Batch # 1207535
11/21/2024 09 41 46 AM
Fees $13 00 Taxes $1,480 00

Davidson County
DEEDWARR
2 pgs

20241121-0090965

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 2024

Kim Murray
Notary Public

MY COMMISSION EXPIRES 3/7/2026

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thalia Kanwit		
908 Matthews Ave	New Owner	061-11-0-028.00
Nashville, TN 37216		
(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, **Wilke CPA & Advisors, LLP formerly known as Wilke & Associates, LLP**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thalia Kanwit, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being Lot No 5 on the Map of Curley Manor Subdivision of record in Book 1835, Page 73, Register's Office for said County described as follows.

Beginning at a point on the southerly margin of Matthews Street, thence East along the South margin of Matthews Street 80 feet to a point, thence South 147 6 feet to a point, thence West 63 feet to a point, thence South 152 8 feet to the point of beginning

Being the same property as conveyed to Latonya Bell and Regina Harris, by Warranty Deed from to James R Owen, unmarried, of record in Instrument 20010629-0069091, dated June 28, 2001 and filed June 29, 2001, in the Register's Office for Davidson County, Tennessee

Being the same property as conveyed to Jason Ridgel by Quitclaim Deed from Latonya Bell and Regina Harris, of record in Instrument 20160226-0018516, dated February 26, 2016 and filed February 26, 2016, in the Register's Office for Davidson County, Tennessee

Being the same property as conveyed to Jason Ridgel, as Trustee of the Jason Ridgel Revocable Trust dated August 11, 2021 by Quitclaim Deed from Jason Ridgel, of record in Instrument 20221118-0122841, dated November 18, 2022 and filed November 18, 2022, in the Register's Office for Davidson County, Tennessee

Being the same property as conveyed to Wilke CPA & Advisors, LLP formerly known as Wilke & Associates, LLP by Trustee's Deed from Jason Ridgel, of record in Instrument 20240812-0060179, dated August 9, 2024 and filed August 12, 2024, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **908 Matthews Ave, Nashville, TN 37216**

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. 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 the 19th day of November, 2024.

Wilke CPA & Advisors, LLP formerly known as Wilke & Associates, LLP

By its General Partner
Wilke CPAs & Advisors, P.C., formerly known as Wilke & Associates, P.C.

BY: _____
David M. Wilke, President

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David M Wilke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Wilke CPAs & Advisors, P.C., formerly known as Wilke & Associates, P.C., General Partner of Wilke CPA & Advisors, LLP formerly known as Wilke & Associates, LLP, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Wilke CPAs & Advisors, P.C., formerly known as Wilke & Associates, P.C., General Partner of Wilke CPA & Advisors, LLP formerly known as Wilke & Associates, LLP, by himself as President.

Witness my hand and official seal this the 19th day of NOVEMBER, 2024.

My Commission expires: 06th October 2027 _____
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Veronica C. Berton, Notary Public
Allegheny County
My commission expires October 6, 2027
Commission number 1249239
Member, Pennsylvania Association of Notaries