Karen Johnson Davidson County
Batch# 1219961 DEEDWARR
12/26/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20241226-0099751

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $505,000.00 Affiant Subscribed and sworn to before me, this 19TH day of DECEMBER, 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Victoria Alexis Belser 1502 23rd Avenue North Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 081 15 0 026.00

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, **PATRICK DAILEY AND OLGA MATIC DAILEY, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **VICTORIA ALEXIS BELSER, UNMARRIED** (collectively, "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. 146 on the Plan of S.A. Champion 's Subdivision of certain lots in the Harding Addition, as of record in Plat Book 161 , Page 132, Register's Office for said County.

Said Lot No. 146 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Patrick Dailey and Olga Matic Dailey, husband and wife by Deed dated March 14, 2024 from Allysa L. Million, an unmarried woman, who acquired title as Allysa L. Spinks, recorded March 27, 2024, in Instrument Number 202403270021206, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1502 23rd Avenue North, Nashville, TN 37208**

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, Grantor has executed this instrument on this 19th day of December, 2024.

PATRICK DAILEY

OLGA MATIC DAILEY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK DAILEY AND OLGA MATIC DAILEY** 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 persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of December 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2028

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/20/2024 (date of document).

Affiant Signature

12/20/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

