Prepared by
Return To
Title, Inc
Suite 130
TN 372 5

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249512

Karen Johnson
Batch # 1221904
12/31/2024 10 00 59 AM
Fees $13 00 Taxes $1,628 00
Davidson County
DEEDWARR
2 pgs
20241231-0101391

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $440,000 00

Blaire E Fowler
Affiant

Subscribed and sworn to before me, this 30th day of December, 2024

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
Blaire E Fowler 711 32nd Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No 092 09 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Danielle M. Eron and Louis J. Eron, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blaire E. Fowler, a single woman**, ("Grantees"), its 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. 9 on the Plan of G.E. JACKSON'S SUBDIVISION OF THE MARABLE TRACT, as of record in Plat Book 161, Page 86, Registers Office for said County

Said Lot No. 9 fronts 40 feet on the Westerly side of 32nd Avenue North, formerly Pilcher Avenue, and runs back between parallel lines, with the Southerly margin of Torbett, formerly Murry Street, 140 feet to an alley.

Being the same property conveyed to Danielle M Eron and Louis J. Eron, wife and husband, by Warranty Deed from Sir Norman Melancon, unmarried, of record in Instrument No 20201209-0143736, in the Register's Office of Davidson County, Tennessee, dated December 08, 2020 and recorded on December 09, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of G E. JACKSON'S SUBDIVISION OF THE MARABLE LOT, as recorded in Plat Book 161, Page(s) 86

This is improved property located at 711 32nd Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 30th day of December, 2024

Danielle M. Eron by Louis J Eron as Attorney-in-Fact

Danielle M Eron by Louis J Eron as Attorney-in-fact

Louis J. Eron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis J Eron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Daniell M Eron and that he is authorized by Danielle M. Eron to execute this instrument on their behalf

Witness my hand, at office, this 30th day of December, 2024

Notary Public
My Commission Expires. _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Louis J Eron, 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 for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2024

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025