WARRANTY DEED

Karen Johnson Davidson County
Batch# 1225555 DEEDWARR
01/13/2025 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250113-0002239

File #25-TC-2047-B

ADAM G. LEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF January, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/8/28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jaden Levi Hansen-Greenberg and Mia Isabelle Bergmann	**Same as New Owner**	
(NAME)	(NAME)	**104 11 0 330.00**
2047 24th Avenue S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CYNTHIA L. EARL, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JADEN LEVI HANSEN-GREENBERG, AND MIA ISABELLE BERGMANN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Southerly 50 feet of Lot No. 105, as shown on the map entitled BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, of record in Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet on the West side of 24th Avenue South and extends back Westerly between parallel lines 160 feet in an alley in the rear.

Being the same property conveyed to Cynthia L. Earl, A Single Person, by Warranty Deed from Patrick Kelly Lewis, II, Unmarried, of record in Instrument No. 20181128-0115962, in the Register's Office of Davidson County, Tennessee, dated November 21, 2018, and recorded on November 28, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as recorded in Plat Book 421, Page(s) 7, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 2047 24th Avenue S, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 9th day of January, 2025.

Cynthia L. Earl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2025, before me personally appeared Cynthia L. Earl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of January, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Adam Lafever, 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 January 10, 2025.

Affiant Signature

1/10/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-2047