Karen Johnson Davidson County
Batch# 1225690 DEEDWARR
01/13/2025 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20250113-0002437

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $810,000.00.

Affiant

Subscribed and sworn before me this the 9th day of January, 2025.

Notary Public
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Annbern Holliman 1823 B 5th Ave N Nashville, TN 37208	Same as above	081-08-1M-002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THEODORE TUCKER AND WIFE, SUSAN TUCKER**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ANNBERN HOLLIMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1823 5th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20191101-0112842, First Amendment of record in Instrument No. 20201002-0114358, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration as amended, and being located upon Lot No. 482, North Nashville Real Estate Company Plan, as of record in Plan Book 21, page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theodore Tucker and wife, Susan Tucker, by deed dated 02/26/2021, from Jeff Zeitlin, unmarried, of record in Instrument No.20210528-0072238, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1823 B 5th Ave N, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TRT

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

Theodore Tucker

Susan Tucker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theodore Tucker and Susan Tucker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2025.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/9/25 (date of document)

Regina Sullo
Affiant Signature

January 13 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 13 day of January, 2025

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

