WARRANTY DEED

Karen Johnson Davidson County
Batch# 1225762 DEEDWARR
01/13/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $4,210.60
20250113-0002566

File No. CR-24-8513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy W. Roschke and Kristy J. Roschke, Trustees of Timothy W. Roschke and Kristy J. Roschke Revocable Trust dated February 5, 2019	New Owner	
(NAME)	(NAME)	103-08-0-128.00
130 43rd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we, **Frank G. Hurd and Allyson M. Hurd, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy W. Roschke and Kristy J. Roschke, Trustees of Timothy W. Roschke and Kristy J. Roschke Revocable Trust dated February 5, 2019**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of C. H. Tritschler's Subdivision of Lots 347, 348 and Part of 349 of Richland Realty Company's West Lawn Plan, as of record in Plat Book 843, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the Easterly side of 43rd Avenue North and runs back between parallel lines 195 feet, more or less, to a line in the rear which measures 50 feet thereon.

Together with an Easement for driveway purposes over a portion Grantor' s remaining property, said portion being described as follows:

Land in Davidson County, Tennessee being a part of Lot 16 on the Map of C. H. Tritschler's Subdivision of Lots 347, 348 and part of 349 of Richland Realty Company's West Lawn Plan of record in Plat Book 843, Page 51, Register's Office for Davidson County, said portion being described as commencing at a point (the "point of beginning") in the Eastern margin of 43rd Avenue North located 4 feet Southerly along the Eastern margin of 43rd Avenue North from the Southwestern corner of Lot 15, said Subdivision; thence, Northerly with the Eastern margin of 43rd Avenue North a distance of 4 feet to the Southwestern corner of Lot 15; thence, Easterly with the common boundary of the said Lots 15 and 16, a distance of 125 feet to a point; thence Southerly along a line parallel to the Eastern margin of 43rd Avenue North a distance of 12 feet to a point; thence Westerly along a straight line to the point of beginning.

Being the same property conveyed to Frank Griffin Hurd and Allyson Moore Hurd, husband and wife by Warranty Deed from Andrew Stokes, aka Andrew K. Stokes, aka Andrew Kelley Stokes, a married man, Carrie Stokes, aka,

Carrie L. Stokes, joins in the Conveyance of record in Instrument No. 20191122-0121096 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 22, 2019.

Being the same property conveyed to Christopher L. Franklin, Trustee of The Frank G. Hurd Irrevocable Trust, Dated July 12, 2019 by Quitclaim Deed from Frank Griffin Hurd and Allyson Moore Hurd, husband and wife of record in Instrument No. 20200219-0018623 Register's Office for Davidson County, Tennessee, dated February 15, 2020 and recorded on February 19, 2020.

Being the same property conveyed to Frank G. Hurd, married by Quitclaim Deed from Christopher L. Franklin, Trustee of The Frank G. Hurd Irrevocable Trust, Dated July 12, 2019 of record in Instrument No. 20230814-0063234 Register's Office for Davidson County, Tennessee, dated August 07, 2023 and recorded on August 14, 2023.

Being the same property conveyed to Frank G. Hurd and Allyson M. Hurd, husband and wife by Quitclaim Deed from Frank G. Hurd, married of record in Instrument No. 20240515-0035940 Register's Office for Davidson County, Tennessee, dated May 14, 2024 and recorded on May 15, 2024.

This is property more commonly known as 130 43rd Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 9th day of January, 2025.

Frank G. Hurd

Allyson M. Hurd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2025, before me personally appeared Frank G. Hurd and Allyson M. Hurd, 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: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Christen Rabe, 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 9, 2025**.

Date

Christen Rabe

Affiant Signature

1/13/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **January**, 20**25**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025