Karen Johnson Davidson County
Batch# 1230108 DEEDWARR
01/24/2025 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250124-0005779

WARRANTY DEED

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES: 8.19.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EverRock Development, LLC	**NEW OWNERS**	
(NAME)	(NAME)	
5510 Pennsylvania Avenue		091 06 0 202.00
(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, WE, **AMARIS AVANT AND ALLISON AVANT F/K/A ALLISON ROGERS, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVERROCK DEVELOPMENT, LLC,** HEREINAFTER CALLED THE GRANTEES, 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 the Westerly 1.2 feet of Lot 1415, all of Lot No. 1417 and the Easterly 11.4 feet of Lot No. 1419, Block 41 on the PLAN OF 2 OF WEST NASHVILLE of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1415, all of Lot No. 1417 and part of Lot No. 1419, front together 37.6 feet on the Northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to the alley.

Being the same property conveyed to Amaris Avant, a Single Woman and Allison Rogers, a Single Woman, as Joint Tenants with Right of Survivorship, by Warranty Deed from Robert Smith and Wife, Caroline Smith, of record in Instrument No. 20180604-0053262, in the Register's Office of Davidson County, Tennessee, dated June 01, 2018, and recorded on June 04, 2018.

Grantors Amaris Avant and Allison Rogers have since married. Allison Rogers is now known as Allison Avant and is one of the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5510 Pennsylvania Avenue, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

MO2025-57

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 hand this 22nd day of January, 2025

AMARIS AVANT

ALLISON AVANT F/K/A ALLISON ROGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amaris Avant and Allison Avant f/k/a Allison Rogers, the bargainor, 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.

Witness my hand and official seal this 22nd day of January, 2025.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2025-57

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **01/22/2025** (date of document).

Jami K. Averwater

Affiant Signature

01/24/2025

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **24th** day of **January**, 2025.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL

