Karen Johnson
Batch # 1234264
02/05/2025 09 37 47 AM
Fees $13 00 Taxes $2,340 25

Davidson County
DEEDWARR
2 pgs

20250205-0008671

Prepared by,
Record and Return To
[illegible] and Rosenthal Title, Inc
[illegible] Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

File #25-119

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Megan Walters, David Walters, and James Stover	NEW OWNER	117-04-0-110-00
(NAME)	(NAME)	
19 Magnolia Dr		
(ADDRESS)	NEW OWNER (ADDRESS)	
Ladera Ranch, CA 92694		
(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, **Timothy Blake Cothran, an unmarried man, Daniel Eli Bates, a married man, and Lee M. Burklow, a married man, as tenants in common,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Walters and David Walters, wife and husband, and James Stover, married, as joint tenants with right of survivorship,** 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 the Northerly 70 feet of the Westerly 120 feet of Lot No. 110 on the Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee

Said part of Lot No. 110 fronts 70 feet on the Easterly side of Belmont Boulevard and runs back between parallel lines, with the Southerly margin of Sweetbrier Avenue, 120 feet to a dead line

Being part of the same property conveyed to Timothy Blake Cothran, an unmarried man, Daniel Eli Bates, a married man, and Lee M Burklow, a married man, as tenants in common by Warranty Deed from Julian W Moore Jr , an unmarried man, of record as Instrument Number 20230410-0025584, Register's Office for Davidson County, Tennessee, dated April 5, 2023 and recorded on April 10, 2023.

This property is not the homestead or current residence of the grantors or their spouses

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 2600 Belmont Boulevard, Nashville, TN 37212

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 29 day of January 2025

Timothy Blake Cothran

Daniel Eli Bates

Lee M Burklow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of January, 2025, before me personally appeared Timothy Blake Cothran, 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 29 day of January, 2025.

Notary Signature
My commission expires

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31 day of January, 2025, before me personally appeared Daniel Eli Bates, 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 31 day of January, 2025

Notary Signature
My commission expires

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of January, 2025, before me personally appeared Lee M Burklow, 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 30 day of January, 2025

Notary Signature
My commission expires.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027