THIS INSTRUMENT PREPARED BY.
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250250024

Karen Johnson Davidson County
Batch # 1240476 DEEDWARR
02/25/2025 11 23 02 AM 2 pgs
Fees $13 00 Taxes $1,147 00
20250225-0013817

STATE OF ~~TENNESSEE~~ North Carolina)
COUNTY OF ~~DAVIDSON~~ Guilford)

The actual consideration or value, whichever is greater, for this transfer is $310,000 00

Affiant

Subscribed and sworn to before me, this 19th day of February, 2025

JENNIFER H. GRAY
Notary Public
North Carolina
Forsyth County

Notary Public
My Commission Expires 01/02/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
MARCAN 413, LLC 2146 Utopia Ave Nashville, TN 37211	New Owner	Tax Parcel ID No 119-13-0-109 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Walsh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARCAN 413, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being more particularly described as follows

Being westerly 79 feet front and 87 feet rear of lot marked "Reserved' lying east of Lots Nos 12, 13, and 14 on the Map of H.G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee

Said part of said lot fronts 79 feet on the northerly side of Timmons Street and runs back 185 feet on the westerly line and 182-1/2 feet, more or less, on the easterly line, measuring 87 feet thereon

Being the same property conveyed to ROBERT WALSH, by deed from MARTY M SULLIVAN, of record in Instrument No. 20160825-0089174, dated August 25, 2016, said Register's Office.

Said property was never the marital residence of Grantor

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 119-13-0-109.00

Matters shown on the Plan of record in Plat Book 1130, page 64, said Register's Office

This is improved property located at 524 Timmons Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2025

Robert Walsh

STATE OF ~~TENNESSEE~~ North Carolina)
COUNTY OF ~~DAVIDSON~~ Guilford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Walsh, 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, at office, this 19th day of February, 2025.

Notary Public

JENNIFER H. GRAY
Notary Public
North Carolina
Forsyth County

My Commission Expires: 01/02/2028