Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Blvd, Suite 100

Karen Johnson
Batch # 1242485
03/03/2025 11 18 02 AM
Fees $13 00 Taxes $1,213 60

Davidson County
DEEDWARR
2 pgs

20250303-0015566

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2025

Notary Public
MY COMMISSION EXPIRES _____
File No G25-22627

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Pavlovic and Megan Claire Hazeltine (NAME)	New Owner (NAME)	052-02-0-158
635 Blackstone Ave (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ilana Simons, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Pavlovic and Megan Claire Hazeltine, husband and wife,** 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·

Being the Easterly 60 feet to Lot No 9 and Westerly 15 feet of Lot No 10, Block B, on the Plan of the Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee

Said parts of said lots adjoin and front together on the Northerly side of Blackstone Avenue and run back between parallel lines 150 feet to a dead line

Being the same property conveyed to Ilana Simons, an unmarried woman by Deed dated February 27, 2019, recorded February 28, 2019, in Instrument Number 20190228-0018264, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

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(s) this 25 day of February, 2025

Ilana Simons

STATE OF New York
COUNTY OF New York

On this 25th day of February, 2025, before me personally appeared Ilana Simons, 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 25th day of February, 2025

Notary Signature
My commission expires 3-7-2027

OSWALD JOSEPH BIEN-AIME
Notary Public, State of New York
Registration No. 01BI0002423
Qualified in New York County
Commission Expires Mar. 7, 2027

PREPARED BY AND RETURN TO.

SMITH.SHOLAR MILLIKEN.MATTHEWS PLLC
P.O. BOX 663
GALLATIN, TN 37066