Karen Johnson Davidson County
Batch# 1245937 DEEDWARR
03/11/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,293.15
20250311-0018516

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUT! STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $349,500.00 Affiant Subscribed and sworn to before me, this 10TH day of MARCH, 2025. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Anne Thistleton and Michael Thistleton 1900 12th Avenue South #212, Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105-09-111-013-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUSTIN NURSE AND ANDREA A MYRIE-NURSE, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANNE THISTLETON, AND MICHAEL THISTLETON, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's 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 Unit No. 212, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Austin Nurse and Andrea Myrie-Nurse, husband and wife and Cameron Nurse, an unmarried man by deed dated August 24, 2020 from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument Number 20200825-0096342, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Austin Nurse, Andrea Myrie-Nurse, husband and wife by Deed dated August 25, 2021 from Austin Nurse and Andrea Myrie-Nurse, husband and wife and Cameron Nurse, an unmarried man, recorded September 20, 2021, in Instrument Number 20210920012593 9, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1900 12th Avenue South #212, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 05 day of MARCH, 2025.

AUSTIN NURSE

ANDREA A MYRIE-NURSE

"AUSTIN NURSE" OF MISSISSAUGA, ON)
)
"ANDREA. A MYRIE - NURSE" OF MISSISSAUGA, ON)

"CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO"

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County and State~~, **AUSTIN NURSE AND ANDREA A MYRIE-NURSE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 05 day of MARCH 2025.

Notary Public
My Commission Expires: NA No Expiry

GAGANDEEP NOTARY PUBLIC ONTARIO

Sworn, (or Affirmed or Declared) before me at MISSISSAUGA in the Province of Ontario, this 05 day of MARCH, 2025

A Notary Public in and for the Province of Ontario
Commissioner of Oaths, etc.

GAGANDEEP
LICENSED PARALEGAL & NOTARY PUBLIC IN & FOR THE PROVINCE OF ONTARIO. MY COMMISION IS OF UNLIMITED DURATION. NO LEGAL ADVICE GIVEN
LSO # P15497

GAGANDEEP LICENSED NOTARY PUBLIC IN AND FOR THE PROVINCE OF ONTARIO

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 ~~the~~ _____ (date of document).

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this day of _____, _____.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

