Karen Johnson Davidson County
Batch# 1248945 DEEDWARR
03/21/2025 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $3,006.25
20250321-0021109

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027	STATE OF Tennessee) 38535 COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $812,500.00 Affiant Subscribed and sworn to before me, this 18th day of March, 2025. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Jordan Moore 1723 B 5th Avenue North Nashville, TN 37208	Send Tax Bills to: Ascend Federal Credit Union, PO Box 1210, Tullahoma TN 37388	Tax Information: Tax Parcel ID No. 081084W00200-CO

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, **TAYLOR MARK EIDEM, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JORDAN MOORE, UNMARRIED MAN** ("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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1723 5th Avenue Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190103-0000722 and being shown on Plat attached thereto as Exhibit "B", 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 Taylor Mark Eidem, unmarried by Deed dated March 1, 2022 from Excel Real Estate & Development Co., recorded March 4, 2022, in Instrument Number 202203040025120, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **1723 B 5th Avenue North, Nashville, TN 37208**

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 13 day of March, 2025.

TAYLOR MARK EIDEM

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAYLOR MARK EIDEM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of March, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of March, 2025.

ALEXANDRA KOLB EIDEM

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDRA KOLB EIDEM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of March, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or th 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 ar authenticated according to law on 3/13/25 (date of document).

Affiant Signature

3/20/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027