WARRANTY DEED

Karen Johnson
Batch # 1257573
04/08/2025 02 40 34 PM
Fees $13 00 Taxes $1,295 00

Davidson County
DEEDWARR
2 pgs

20250408-0026787

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 7-7-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles Morrison Telalit Charsky	Charles Morrison Telalit Charsky	072-11-0-295.00
(NAME) 1425 Norvel Avenue	(NAME) 1425 Norvel Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Nichole L. Hearn, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles Morrison, and wife, ~~and~~ Telalit Charsky,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No 30 on the Plan of W. J Myers Subdivision of Maxey's Addition to Brownsville, as of record in Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the westerly side of Rock City Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nichole L. Hearn by Special Warranty Deed from Banc One Financial Services, Inc , dated 04/10/2001, of record in Instrument 200105170051134, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 2166 Rock City Street, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No 2545359
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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

Effective the 1st day of April, 2025.

Nichole L. Hearn

Nichole L Hearn

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nichole L. Hearn,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 1st day of April, 2025

Notary Public

My Commission Expires 1.31.29

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-BMR-25-2166

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122