BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

(SEAL)
KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,018 00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2025

Notary Public
MY COMMISSION EXPIRES _____

File #25-TC-0946-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1260156
04/15/2025 10 48 22 AM
Fees $13 00 Taxes $4,754 57

Davidson County
DEEDWARR
2 pgs

20250415-0028578

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP
Jared Kominsky and Kathryn Hentenaar	New Owner	
(NAME)	(NAME)	**082 08 0 295.00**
946 Seymour Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged,

JONATHAN J. EISEN AND ELIZABETH EISEN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JARED KOMINSKY AND KATHRYN HENTENAAR , HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 5, Block C, as shown on the map entitled Map of EAST WOOD ADDITION of record in Plat Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to Jonathan J Eisen and Elizabeth Eisen, husband and wife, by Warranty Deed from Cardinal Investments RE, LLC, a Tennessee limited liability company, of record in Instrument No 20190321-0025617, in the Register's Office of Davidson County, Tennessee, dated March 18, 2019, and recorded on March 21, 2019

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST WOOD ADDITION, as recorded in Plat Book 332, Page(s) 63
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No 20161004-0104488
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No 20171116-0117871
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JONATHAN J. EISEN** as Attorney-in-Fact for **ELIZABETH EISEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250415-0028577 , Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as 946 Seymour Avenue, Nashville, TN 37206

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), their heirs and 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), 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 the 14th day of April, 2025

Jonathan J Eisen

Elizabeth Eisen by Jonathan J. Eisen as Attorney-in-Fact

Elizabeth Eisen by Jonathan J Eisen, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN J EISEN**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ELIZABETH EISEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ELIZABETH EISEN**

Witness my hand and official seal this **14th** day of **April, 2025**

Notary Signature
My Commission Expires _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2025, before me personally appeared Jonathan J Eisen, 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 and deed

Witness my hand, at office, this 14th day of April, 2025

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027