THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350277** Karen Johnson Davidson County Batch# 1260891 DEEDWARR 04/17/2025 02:16:30 PM 3 pgs Fees: $18.00 Taxes: $1,772.30 20250417-0029547	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $479,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2025. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Alice Harway Mark 2100 Grantland Avenue Nashville TN 37204	Send Tax Bills To: Fifth Third Bank, National Association 5001 Kingsley Drive, MD: 1MOBA8 Cincinnati, OH 45227	Tax Information: Tax Parcel ID No. 105-10-0-314.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa A. York, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alice Harway Mark, unmarried woman**, ("Grantee"), her 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 the southerly 53 feet 2 inches of the westerly 55 feet of Block No. 9 on the Plan of Yarbrough's Subdivision of Woodland, as of record in Book 57, Page 148, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl & Company, P.C., dated July 13, 1987, as follows; to-wit:

BEGINNING on the easterly margin of Grantland Avenue at the Southwest corner of that part of said Block No. 9 conveyed to Emma M. McNabb and Mrs. Edith McNabb Sledge, by Deed from Third National Bank of record in Book 2302, Page 239, said Register's Office; thence, with the easterly margin of said Avenue, southwardly 53 feet 2 inches to the northerly margin of a 15 foot alley; thence, with same, eastwardly 55 feet; thence, northwardly 53 feet 2 inches to the Southeast corner of said McNabb and Sledge property; thence, with the southern boundary line of same, westwardly 55 feet to the BEGINNING.

Being the same property conveyed to LISA A. YORK, by deed from THERESA F. BUSH LAUZON AND JEAN LAUZON, WIFE AND HUSBAND, of record in Book 11087, page 993, dated August 27, 1998, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 105-10-0-314.00.

Matters shown on the Plan of record in Plat Book 57, page 148, said Register's Office.

This is improved property located at 2100 Grantland Avenue Nashville TN 37204

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its 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 15th day of April, 2025.

Lisa A. York

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa A. York, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2025.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of April, 2025.

Affiant Signature
Date 4-15-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028