WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267368 DEEDWARR
05/01/2025 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $10,915.00
20250501-0033733

File No. KS-25-9416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Levy and Jennifer Clare Adams Levy	Pinnacle Bank, a Tennessee Bank	
(NAME)	(NAME)	
612 Cantrell Avenue	150 3rd Avenue S	117-01-0-146.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Michael D. Sontag, Trustee of The 612 Cantrell Avenue Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Levy and Jennifer Clare Adams Levy, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 8 Block "D" On The Plan Of W.M. Cantrell's Subdivision, as of Record In Plat Book 332, Page 85, Register's Office For Said County, to which Plan Reference is made for a more complete Description.

Tract II: Land in Davidson County, Tennessee, being a portion of that alley as shown running between lots 1 through 8 on Block D and running between Block D and the southerly portion of Block C on the plan of W.M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee, and more particularly described in Instrument of record in Book 2957, Page 252, Said Register's Office.

Being a portion of the same property conveyed to Michael D. Sontag, Trustee of the 612 Cantrell Avenue Trust by Warranty Deed from Richard Young and Mary C. Callahan, husband and wife of record in Instrument No. 20201208-0142273 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on December 08, 2020.

This is property more commonly known as 612 Cantrell Avenue, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 30th day of April, 2025.

The 612 Cantrell Avenue Trust

By:_____
Michael D. Sontag, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2025, before me personally appeared Michael D. Sontag, Trustee of The 612 Cantrell Avenue Trust, 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 act and deed.

Witness my hand, at office, this 30th day of April, 2025.

Rugenia Hines
Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 30 day of April, 2025.

Affiant Signature

Date 4/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

