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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1267658 **DEEDWARR**
05/02/2025 11 21 26 AM 2 pgs
Fees $13 00 Taxes $4,347 50

20250502-0034118

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1 175,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHELSEA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

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
Samuel L Smith	New Owner	
(NAME)	(NAME)	103-03-0-148 00
4802 Idaho Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Joshua Magnin and wife, Devin Frost,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel L. Smith, unmarried** 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

Located in Davidson County, Tennessee, being Lot No. 703, Block 33, on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of the property.

Being the same property conveyed to Devin Frost, unmarried by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association Organized and existing under the laws of the United States of America of record in Instrument No. 20100104-0000458 Register's Office for Davidson County, Tennessee, dated November 13, 2009 and recorded on January 04, 2010.

Being the same property conveyed to Joshua Magnin and wife, Devin Frost by Quitclaim Deed from Devin Frost, married of record in Instrument No. 20190508-0042951 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 08, 2019 and Affidavit recorded on May 29, 2019 in Instrument No. 20190529-0050474.

This is property more commonly known as 4802 Idaho Avenue, Nashville, TN 37209.

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.

Joshua Magnin

Devin Frost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2025, before me personally appeared Joshua Magnin and Devin Frost, 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.

Notary Signature
My commission expires:

