WARRANTY DEED

Karen Johnson Davidson County
Batch # 1268472 DEEDWARR
05/05/2025 09 13 17 AM 2 pgs
Fees $13 00 Taxes $2,664 00

20250505-0034444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Marcus J. Kurth **Jared Kurth**	**Same As New Owner**	
(NAME) **2032 Elliott Ave**	(NAME)	**105 10 0 151 00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **TIM E. BROWN AND TINA R. BROWN BUFORD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCUS J. KURTH, UNMARRIED AND JARED KURTH, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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, described as follows

BEING Lot No 9 on the Map of the Douglas Place, as of record in Book No 332, Page 130 and Book 332 Page 151, Register's Office for said County

SAID Lot No 9 fronts 63 feet on the easterly side of Elliott Avenue, formerly Kirkman Avenue, and runs back 180 feet on the south line and 199 5 feet on the north line to an alley and shows 60 feet on said alley

Being the same property conveyed to Ben E Brown and wife Betty Brown by Warranty Deed from Third National Bank in Nashville, Trustee, under the Will of Georgia Myers McKay of record in Book 5325, page 836, Register's Office for Davidson County, Tennessee, dated August 14, 1978 and recorded on August 16, 1978

Betty Brown having since died on January 18, 2003 Her interest in the subject property vested at death in Ben E Brown as surviving tenant by the entirety

Ben E Brown having since died intestate on May 6, 2022 His interest in the subject property vested in Tim E Brown, Tina R Brown-Burford, Quantrell Lanea McDonald, and Veletha Michelle Belser as evidenced by Affidavits of Heirship of Record in Instrument Number 20230320-0019992 and 20250505-0034443 in the Registers Office for Davidson County, Tennessee

Being the same property conveyed to Tim E Brown and Tina R Brown-Burford, as Tenants in Common by Special Warranty Deed Deed from Quantrell Lanea McDonald of record in Instrument No 20230613-0045029 Register's Office for Davidson County, Tennessee, dated June 6, 2023 and recorded on June 13, 2023

Being the same property conveyed to Tim E Brown and Tina R Brown-Burford, as Tenants in Common by Special Warranty Deed Deed from Veletha Michelle Belser of record in Instrument No. 20230613-0045030 Register's Office for Davidson County, Tennessee, dated June 7, 2023 and recorded on June 13, 2023

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 332, Page 130 and Book 332 Page 151, Register's Office for Davidson County, Tennessee

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2032 Elliott Ave, Nashville, Tennessee 37204**

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 30th DAY OF APRIL, 2025

Tim E Brown

Tina R Brown Buford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIM E BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of April, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA R BROWN BUFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of April, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212