THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350393**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $640,000.00/ Affiant Subscribed and sworn to before me, this 29th day of May, 2025. Notary Public My Commission Expires. _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-07-2026

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Svetlana Eden 143 39th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0 192.00

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, **Catherine Smith Jeffords and Clayton C. Jeffords, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Svetlana Eden, unmarried** ("Grantees"), its 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 Lot No. 50 as shown on the Plan of the Map of WEST GROVE SUBDIVISION, of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Smith Jeffords and husband, Clayton C. Jeffords, by Quitclaim Deed from Catherine Smith, of record in Instrument No. 20120208-0011380, in the Register's Office of Davidson County, Tennessee, dated January 31, 2012 and recorded on February 08, 2012.

Being the same property conveyed to Catherine Smith, by Warranty Deed from John P. Lambeth, a married man, of record in Instrument No. 20090619-0057345, in the Register's Office of Davidson County, Tennessee, dated June 15, 2009 and recorded on June 19, 2009.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 109.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

Karen Johnson
Batch # 1280193
06/02/2025 10 29 27 AM
Fees $13 00 Taxes $2,368 00

Davidson County
DEEDWARR
2 pgs

20250602-0043048

This is improved property located at 143 39th Avenue North Nashville TN 37209

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 29th day of May, 2025.

Catherine S. Jeffords By Ryan Dieck Attorney-in-fact
Catherine Smith Jeffords
By: Ryan Dieck, Attorney in Fact

Clayton C. Jeffords By Ryan Dieck Attorney-in-fact
Clayton C. Jeffords
By: Ryan Dieck, 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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Catherine Smith Jeffords and Clayton C. Jeffords and that he is authorized by Catherine Smith Jeffords and Clayton C. Jeffords to execute this instrument on their behalf.

WITNESS my hand, at office, this 29th day of May, 2025.

Notary Public

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027