Karen Johnson Davidson County
Batch# 1280220 DEEDWARR
06/02/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250602-0043085

WARRANTY DEED

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. EY-25-9784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(AFFIX SEAL)

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
Evan Barth	NFM Inc.	
(NAME) 703A 29th Avenue North	(NAME) 1190 Winterson Rd. Ste 300	092-06-0U-001.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Linthicum, MD 21090	
(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, **Allyson Fesmire, an unmarried woman and Jack Abrams, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN BARTH, UNMARRIED MAN**, 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 Unit B on the Plan of 703 29th Avenue N., of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 703 29th Avenue N. at Instrument No. 20230901-0068827, as revised by the First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20230912-0071407, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allyson Fesmire and Jack Abrams, both unmarried, as Joint Tenants with right survivorship by Warranty Deed from Miranda Kammeyer, Unmarried of record in Instrument No. 20231006-0078992 Register's Office for Davidson County, Tennessee, dated September 22, 2023 and recorded on October 06, 2023.

This is property more commonly known as 703A 29th Avenue North, 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 May, 2025.

Allyson Fesmire

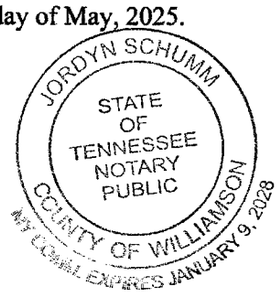
Jack Abrams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2025, before me personally appeared Allyson Fesmire and Jack Abrams, 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 May, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/30/25.

Affiant Signature

6/2/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY