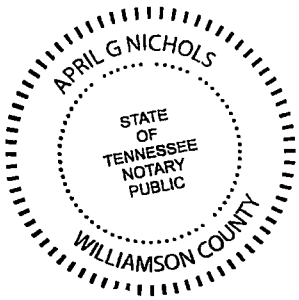
WARRANTY DEED

2025-18



State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of May, 2025.

(Affix Seal) Notary Public
My Commission Expires 7-6-2027

Karen Johnson
Batch # 1280878
06/03/2025 02 27 58 PM
Fees $13 00 Taxes $3,145 00

Davidson County
DEEDWARR
2 pgs

20250603-0043586

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners	Send Tax Bills To	Tax ID#:
James Vanorsdel 515A Moore Avenue Nashville, TN 37203	NEW OWNER	105 07-4S-001 00 CO

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, I/we, **Brooke Ashley Redmond, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James Vanorsdel, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit.

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows.

Being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 515 Moore Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180119-00005736, and being shown on Plat attached thereto as Exhibit "B", 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 Brooke Ashley Redmond, an unmarried woman from Megan C Lopez, a married woman joined by husband Ryan Frank by Warranty Deed dated January 17, 2023 and recorded February 7, 2023 in Instrument #20230207-0008763, Register's Office for Davidson County, Tennessee

( ) unimproved
This is (X) improved property know as 515A Moore Avenue, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 23rd day of May, 2025.

Brooke Ashley Redmond

State of Tennessee
County of Davidson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Brooke Ashley Redmond, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this 23rd day of May, 2025

Notary Public
My Commission Expires. 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY