WARRANTY DEED

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File No. EM-25-10007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 10-24-28
(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
Anthony Chavez	New Owner	
(NAME)	(NAME)	
1807 10th Avenue North		081-07-0-525.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1287379 DEEDWARR
06/20/2025 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250620-0048366

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, **Adam Holstead, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Chavez, a single person**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 and the southerly 12-2/3 feet of Lot No. 18 in the Subdivision of Lot 1 of the Woodard Property, called the Maple Grove Plan, as of record in Book 57, Page 83, Register's office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated July 9, 1969, as follows:

Said Lot and part of said Lot adjoins and fronts together 57 feet on the westerly side of 10th Avenue North, and extends back 174 feet on the Northerly line of Part of Lot No. 18, and 178 feet on the southerly line along the northerly margin of a 10-foot alley to Owen Street, in the rear, on which they measure 17-2/3 feet.

Being the same property conveyed to Adam Holstead by Warranty Deed from Jerome C. Perry, as Devisee under the Last will and Testament of Thenia Perry of record in Instrument No. 20210621-0083054 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on June 21, 2021.

This is property more commonly known as 1807 10th Avenue North, Nashville, TN 37208.

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 17th day of June, 2025.

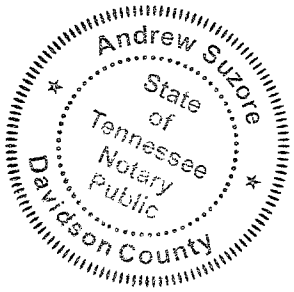
Adam Holstead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2025, before me personally appeared Adam Holstead, 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 17th day of June, 2025.

Notary Signature
My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Abby L Woodward, 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 true and exact copy of the original document executed and authenticated according to law on 6.17.25 (date of document).

Affiant Signature

June 17, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of June, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29

NOTARY'S SEAL