Karen Johnson Davidson County
Batch# 1288525 DEEDWARR
06/23/2025 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,937.80
20250623-0049055

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $794,000.00. Affiant Subscribed and sworn to before me, this the 18 day of June, 2025. Notary Public My commission expires: 3/28/28 (AFFIX SEAL)

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maxwell L. Dvorin and Michelle Hannah Smilansky	Pinnacle Bank, a Tennessee bank	091-06-0-444-00
5413 Tennessee Avenue	150 3rd Avenue South, Suite 900	
Nashville, TN 37209	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Rivers and Liza M. Rivers f/k/a Liza M. Carpenter, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maxwell L. Dvorin, an unmarried man, and Michelle Hannah Smilansky, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1320 of Block 186, on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Mark Rivers, an unmarried man and Liza M. Carpenter, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed dated June 30, 2017, from Tennessee Avenue Development LLC, a Tennessee limited liability company, of record in Instrument No. 20170707-0068365, Register's Office for Davidson County, Tennessee. The said Mark Rivers and Liza M. Carpenter have since married.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 091-06-0-444-00.

1. All matters shown on the Plan of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenant for Detached Structure of record in Instrument No. 20170210-0014082, said Register's Office,

This is improved property known as: 5413 Tennessee Avenue, Nashville, TN 37209.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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~~ 17 day of June, 2025.

Mark Rivers

Liza M. Rivers f/k/a Liza M. Carpenter

Liza M. Rivers f/k/a Liza M. Carpenter

STATE OF ALABAMA
COUNTY OF BALDWIN

Personally appeared before me, a Notary Public of said County and State, Mark Rivers and Liza M. Rivers f/k/a Liza M. Carpenter, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Foley, Alabama, this 17th day of June, 2025.

Sharon Stafford
Notary Public

My Commission Expires: 05-31-2027

STATE OF ALABAMA NOTARY PUBLIC
SHARON STAFFORD
My Commission Expires
May 31, 2027

Certificate of Authenticity

I, J. Trent Lehman, 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

Affiant Signature

6/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of June, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

