Record and Return To
[illegible] and Rosenthal Title, [illegible]
[illegible] Hills Blvd, Suite [illegible]

WARRANTY DEED

Karen Johnson
Batch # 1290402
06/26/2025 09 55 56 AM
Fees $13 00 Taxes $1,609 50

Davidson County
DEEDWARR
2 pgs

20250626-0050302

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS Terrel Hart and Victoria Hart	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME)	(NAME) NEW OWNER	092-06-0-025 00
(ADDRESS)	(ADDRESS)	
(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, **Nickolas L Sigler and Timothy Sigler** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrel Hart and Victoria Hart**, husband and wife, 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 the Southerly 50 feet of the Northerly 350 feet of the Westerly half of Block 13 on the Map of Midway of record in Plat Book 421, Page 11, in the Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of 30th Avenue North, formerly Garrett Street, at a point 300 feet southerly from the northerly margin of Eden Avenue; thence with the easterly margin of 30th Avenue southerly 50 feet to Mary Barnett northwest corner; thence with her northerly line easterly 150 feet to the westerly margin of an alley; thence with the westerly margin of said alley northerly 50 feet; thence westwardly 150 feet to the beginning.

Being the same property conveyed to Karen Jo Wolf, an unmarried woman by Warranty Deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20151023-0107972, in the Register's Office for Davidson County, Tennessee, dated October 20, 2015 and recorded on October 23, 2015.

The said Karen Jo Wolf died on or about March 24, 2024, leaving her children: Nickolas L. Sigler and Timothy Sigler as her heirs-at-law. See Affidavits of Heirship of record in Instrument Number 20250311-0018083 and 20250311-0018084, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 924 30th Ave N Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 24th day of June, 2025.

Nickolas L Sigler

Timothy Sigler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Nickolas L Sigler and Timothy Sigler**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of June, 2025.

Notary Public

My Commission Expires. 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON