Karen Johnson Davidson County
Batch # 1293651 DEEDWARR
07/03/2025 09 58 28 AM 2 pgs
Fees $13 00 Taxes $6,290 00
20250703-0052611

Prepared by
Record and Return To
Epstein and Rosenthal Title, Inc.
[illegible] Hills Blvd , Suite 130
Nashville TN 37215

THIS INSTRUMENT PREPARED
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner	Send Tax Bills To	Map-Parcel No
Phillip D Bates, Jr and Hannah Bates 4411 Park Avenue Nashville, TN 37209	NEW OWNER	091-16-0-041 00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carina Jolly, a married woman, and Eric Jolly, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Phillip D. Bates, Jr. and Hannah Bates, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4411 Park Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows

Land in Davidson County, Tennessee, being Lot(s) 312, in Block 13, as shown on the map entitled Charlotte Park Addition to West Nashville, of record in Plat Book 57, pages 102 and 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Carina Jolly and Eric Jolly, husband and wife by Warranty Deed from Evan Thompson Beziat and Ashley Robeson Beziat, Husband and Wife of record in Instrument No 20180529-0050729 Register's Office for Davidson County, Tennessee, dated May 24, 2018, and recorded on May 29, 2018

The vesting on the initial deed was incorrectly listed as Carina Jolly and Eric Jolly, husband and wife The correct vesting should have been Carina Jolly and Eric Jolly, wife and husband

The said Carina Jolly and Eric Jolly having since divorced on August 23, 2022, of record in the Third Circuit Court of Davidson County, Tennessee, at Nashville Docket No 21D1992

The said Carina Jolly having since remarried, but the property herein conveyed is not the place of residence of her current spouse The said Eric Jolly is now an unmarried man

This is improved (X) unimproved ( ) property known as 4411 Park Avenue, Nashville, TN 37209

This conveyance is subject to all restrictions, easements and planning documents of record
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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against

the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st 2nd day of July, 2025

Carina Jolly

Eric Jolly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2025, before me personally appeared **Carina Jolly,** 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 1st day of July, 2025

Notary Signature
My commission expires 2/27/2029

ASHLEY S RUDY STATE OF TENNESSEE NOTARY PUBLIC Exp 2/27/2029 COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2025, before me personally appeared **Eric Jolly**, 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 2nd day of July, 2025

Notary Signature
My commission expires 2/27/2029

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC Exp 2/27/2029 COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,700,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

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

Notary Public
My commission expires

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES AUG. 08, 2025