Karen Johnson Davidson County
Batch# 1306177 DEEDWARR
08/05/2025 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20250805-0062157

WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noam Neumark and John Connor Echols	Cross Country Mortgage, LLC	
(NAME)	(NAME)	
1709 B 4th Avenue North	2160 Superier Ave.	082 05 3A 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Cleveland, OH 44114	
(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, WE, **WILLIAM R. HOLMES AND JENNIFER S. TRUEBLOOD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **JOHN CONNOR ECHOLS AND NOAM NEUMARK, 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 located in Davidson County, Tennessee, being Unit No. B of ELEMENT AT 1709 4TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Element At 1709 4th Avenue North, A Horizontal Property Regime With Private Elements of record in Instrument Number 20180605-0053934 and First Amendment record in Instrument No. 20180806-0077221, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "C" to said Declaration.

Being the same property conveyed to William R. Holmes and Jennifer S. Trueblood, Husband and Wife, by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200227-0021722, in the Register's Office of Davidson County, Tennessee, dated February 25, 2020, and recorded on February 27, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 1709B 4th Avenue North, Nashville, TN 37208
(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 24 day of July, 2025

WILLIAM R. HOLMES

JENNIFER S. TRUEBLOOD

STATE OF Indiana
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Holmes and Jennifer S. Trueblood, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of July, 2025.

Commission expires:
2/4/30

KRISTIE L WEDDLE
Notary Public
Monroe County - State of Indiana
Commission Number NP0650768
My Commission Expires Feb 4, 2030

Kristie L. Weddle
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 24. 2025.

Affiant Signature

5th day of August, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028