Karen Johnson Davidson County
Batch # 1338854 DEEDWARR
10/28/2025 08 14 46 AM 2 pgs
Fees $13 00 Taxes $2,312 50
20251028-0085460

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-ORE-25-419

PREPARED ~~BY & RETURN TO:~~
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES. 7-2-29

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

07-NSH25-10269

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alexander Waldrop, Jr	Studio Bank	083-10-0-372 00
419 Avondale Drive Nashville, TN 37206	124 12th Ave S. #400 Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jordan Yoder and wife, Katherine Steinhardt**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alexander Moore Waldrop, Jr., a married man,** hereinafter called the Grantees, their successors 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 113 on the Plan of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jordan Yoder and wife, Katherine Steinhardt by Warranty Deed from David M Mansfield and wife, Brianne M Wesolowski of record in Instrument No 20190517-0046708 Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 17, 2019

Map/Parcel 083-10-0-372 00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as **419 Avondale Drive, Nashville, TN 37206**

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of October, 2025

Jordan Yoder

Katherine Steinhardt

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jordan Yoder and Katherine Steinhardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 23rd day of October, 2025

Notary Public

My Commission Expires 05.16.28

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY