Karen Johnson Davidson County
Batch# 1342503 DEEDWARR
11/06/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,663.63
20251106-0088547

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 12/16/2028
(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

W-HF-25-1150

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alys Moore and Luke Mahrenholz	New Owner	
(NAME)	(NAME)	072-03-0-356.00
1150 Shelton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD BLOCK AND ANGELA BLOCK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALYS MOORE AND LUKE MAHRENHOLZ, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson county, state of Tennessee, described as follows, to-wit:

Being the East part of Lot No. 59 on the map of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Part of Lot No. 59 fronts 69 feet on the Southerly side of Shelton Avenue and runs back between parallel lines, 192.75 feet, more or less, on the West Line and 189.75 feet on the East line, along the Westerly margin of Katherine Street to a dead line in the rear on which it measures 69 feet.

Being the same property conveyed to Richard L. Block and wife, Jill A. Block by Warranty Deed from Bobby G. McDonald of record in Book 9174, Page 96, Register's Office for Davidson County, Tennessee, dated November 30, 1993 and recorded on December 09, 1993.

Being the same property conveyed to Richard L. Block by Quitclaim Deed from Jill A. Block of record in Instrument No. 20120316-0022581 Register's Office for Davidson County, Tennessee, dated March 03, 2012 and recorded on March 16, 2012.

Being the same property conveyed to Richard L. Block and Angela Block, husband and wife by Quitclaim Deed from Richard L. Block, married of record in Instrument No. 20241002-0076420 Register's Office for Davidson County, Tennessee, dated October 01, 2024 and recorded on October 02, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1150 Shelton Ave, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 6th DAY OF NOVEMBER, 2025.

Richard Block

Angela Block

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BLOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA BLOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2025.

Notarized online using audio-video communication

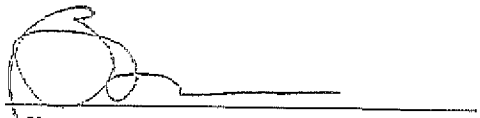
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Barbara McGinty, 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 11/6/2025 (date of document).

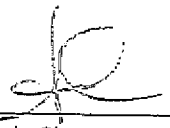


Affiant Signature

Date 11/6/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of November, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

