THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF _____
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9224-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 645,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2026. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1370834 DEEDWARR
01/16/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20260116-0004022

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Christopher Abbey and Katelyn Ann Abbey	New owners	
505 C Lovell Street		091-10-0D-003.00-CO
Nashville, TN 37209		
(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, **Mark Alexander Carver and Abigail Carver, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Christopher Abbey and Katelyn Ann Abbey, 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 Unit C, as established by Declaration of Covenants, Conditions and Restrictions for 505 Lovell Place, of record in Instrument No. 20150331-0027559, as amended in Instrument nos. 20150430-0038506 and 20150827-0086722 and being shown on Plat attached thereto as Exhibit "C", 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 Abigail Carver and Mark Alexander Carver, wife and husband by Warranty Deed from Caleb L. Barron and Alexandra E. Barron, husband and wife of record in Instrument No. 20200629-0070215 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on June 29, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **505 C Lovell Street, Nashville, TN 37209**

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 our hands this the 15 day of January, 2024.

Mark Alexander Carver

Abigail Carver

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Alexander Carver,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of January, 2024.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Abigail Carver,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of January, 2024

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 January 15, 2024 (date of document)

Regina Sullo
Affiant Signature

January 16, 2024
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 16 day of January, 20 26

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

