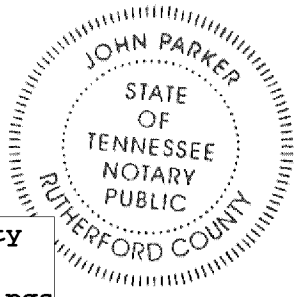
2026-1964-TN

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.

$2,200,000.00

Affiant

Subscribed and sworn to before me this 17 day of April, 2026.

Notary Public
My Commission expires: 05-2029
(Affix Seal)

Karen Johnson Davidson County
Batch# 1408213 DEEDWARR
04/20/2026 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20260420-0031950

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James David Kious	James David Kious	105-10-0-151
2032 Elliott Avenue	2032 Elliott Avenue	
Nashville, TN 37204	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marcus J. Kurth, an unmarried man, and Jared Kurth, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James David Kious and Shane Addison McCoy, a married couple**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING Lot No 9 on the Map of the Douglas Place, as of record in Book No 332, Page 130 and Book 332 Page 151, Register's Office for said County

SAID Lot No 9 fronts 63 feet on the easterly side of Elliott Avenue, formerly Kirkman Avenue, and runs back 180 feet on the south line and 199 5 feet on the north line to an alley and shows 60 feet on said alley

Being the same property conveyed to Marcus J. Kurth, unmarried and Jared Kurth, unmarried, as Tenants in common with right of survivorship, by Warranty Deed from Tim E. Brown and Tina R. Brown Buford dated April 30, 2025 and recorded May 5, 2025 at Instrument Number 20250505-0034444 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable**
2. **All matters of record on plat of record in Book 332, Page 130; Book 332, Page 151, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20251021-0083632 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **2032 Elliott Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 17th day of April, 2026.

Marcus J. Kurth

Marcus J. Kurth

Jared Kurth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, **personally appeared before me by secured interactive two-way remote electronic audio-video communication, Marcus J. Kurth and Jared Kurth,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 17th day of April, 2026.

Notary Public
My commission expires 8/3/26

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

Certificate of Authenticity

I, Ashley Adams, 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 **4/17/26**.

Date

Affiant Signature

4/17/26

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **17th** day of **April**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

