THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $722,700.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2026.

Notary Public
My Commission Expires: 3/23/2027

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
EXPIRES MARCH 23, 2027

Karen Johnson
Batch # 1410328
04/23/2026 09:51:10 AM
Fees: $13.00 Taxes: $2,673.99

Davidson County
DEEDWARR
2 pgs

20260423-0033766

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Koch 5306 Illinois Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 11 0 461.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn Flinn, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Koch, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1211 of Block No. 178 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page(s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1211 fronts 25 feet on the Northerly side of Illinois Avenue and runs back between Parallel lines 150 feet to an alley.

Being the same property conveyed to Kathryn Flinn, an unmarried woman by Warranty Deed from Adam Lightman, married, of record in Instrument No. 20190702-0064666, in the Register's Office of Davidson County, Tennessee, dated July 01, 2019, and recorded on July 02, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Pages 74 and 75.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20170403-0032026 and Instrument No. 20170403-0032027.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 5306 Illinois Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2026.

Kathryn Flinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 22nd day of April, 2026.

Notary Public
My Commission Expires:

