Karen Johnson Davidson County
Batch# 1414140 DEEDWARR
05/01/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20260501-0038872

WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kirby Noel and Caralyn Noel, husband and wife	New Owner	91-15-71
(NAME)	(NAME)	
304 54th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260482

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, I/we, **Timo6, LLC** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kirby Noel and Caralyn Noel, 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 :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being part of Block No. 13 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park, Company's First Addition as of record in Book 421, page 18, Register's Office for said County described according to a survey made by E. R. Southgate, Surveyor, 01/09/1946, as follows:

Beginning on the easterly margin of 54th Avenue North (formerly Richland Avenue), 153 feet north of the northeast corner of the intersection of said 54th Avenue North (formerly Richland Avenue) and Nevada Avenue; thence with the easterly margin of said 54th Avenue North (formerly Richland Avenue), northwardly 50 feet to the southerly margin of an alley; thence with said alley, eastwardly 150 feet; thence southwardly and parallel with the easterly margin of 54th Avenue North (formerly Richland Avenue), 50 feet; thence westwardly and parallel with the southerly margin of said alley, 150 feet to the beginning.

BEING the same property conveyed to Timo6, LLC, a Tennessee limited liability company by Warranty Deed from George Ritzen, a married man, dated 01/23/2025 and filed for record in Inst. 20250124-0005620, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infilll, of record in Inst. No. 20251031-0086865, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 304 54th Avenue North, Nashville, TN 37209.
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of April, 2026

Timo6, LLC

BY: _____
Matthew Bolton, Member

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Timo6, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 30th of April, 2026.

_____
Notary Public
My Commission Expires:



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04-30-2026.

Affiant Signature

04-30-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04-30-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY