WARRANTY DEED

Karen Johnson
Batch # 1419293
05/12/2026 10:39:11 AM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20260512-0042597

#18034

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Fuchs	new owner	09402018400
(NAME)	(NAME)	
1422 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Victor Hazelwood,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric Fuchs,** 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:

BEING Lot No. 22 on the map of United Electric Railway Plan, of record in Book 161, Page 8, Register's Office for said county.

Said Lot No. 22 fronts Fifty (50) feet on the south side of Eastside Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Victor Hazelwood, married, by deed of record in Instrument No. 20260107-0001521, Register's Office for Davidson County, Tennessee. Also, reference Affidavit of Heirship in Instrument No. 20260507-0041263 and Quit Claim Deed of record in Instrument No. 20260507-0041264, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

unimproved ☐

This is improved ☑ property, known as 1910 Eastside Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Authentisign ID: 30D2D230-0F4B-F111-8EF3-000D3A1E5FED

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 my/our hands this 11th day of May, 2026.

Victor Hazelwood

State of Tennessee
County of Davidson

Personally appeared before me Victor Hazelwood, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2026.

Notary Public
My Commission Expires: _____

File No.: 18034

