Karen Johnson Davidson County
Batch# 1422847 DEEDWARR
05/20/2026 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20260520-0045555

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

CRT File No. 260454069

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: (CT) $875,000.00 ~~$905,000.00~~

Affiant

Subscribed and sworn to before me, this 19th day of May, 2026.

Notary Public
My Commission Expires: 12/20/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cory J. Hupp and Mary C. Hupp 1717A 5th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081 08 0Z 001.00

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, **Alexander Douglas Heddle, now married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cory J. Hupp and Mary C. Hupp, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain unit with private elements situated in Davidson County, Tennessee, and further known as UNIT A of 1717 5TH AVENUE NORTH TOWNHOMES, a horizontal Property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1717 5TH AVENUE NORTH TOWNHOMES, a horizontal property regime with private elements, of record in Instrument No. 20130311-0024115, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plat shown as Exhibit "B" to the aforementioned Declaration, for a more complete identification and placement of such Unit, said Unit being further located on Lot No. 178 on the Plan of NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN, a map of which is of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alexander Douglas Heddle, An Unmarried Man, by Warranty Deed from Deborah M. Unger, Unmarried, of record in Instrument No. 20220310-0027362, in the Register's Office of Davidson County, Tennessee, dated February 25, 2022 and recorded on March 10, 2022.

Anna Marie Pashvia joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Alexander Douglas Heddle.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN, as recorded in Plat Book 21, Page 105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130311-0024115.

This is improved property located at 1717A 5th Avenue North Nashville TN 37208

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 19th day of May, 2026.

Alexander Douglas Heddle

Anna Marie Pashvia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 19th day of May, 2026.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 05/19/2026 (date of document).

Affiant Signature

05/19/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

