Karen Johnson Davidson County
Batch # 1449369 DEEDWARR
07/20/2026 03:05 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20260720-0065584

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of July, 2026

Notary Public

Commission Expires:

MARGARET R MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Brynne Sekerak 1727 16th Avenue North Nashville, TN 37212	Studio Bank 124 12th Avenue South Ste 400 Nashville, TN 37203	081-11-0-263.00

WARRANTY DEED

FOR AND IN 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,

Martina Parrish and Christopher Koerner, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Brynne Sekerak, *an unmarried woman*

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:

Land in Davidson County, Tennessee, being the Southerly 50 feet of Lot No. 350, on the map of D.T. McGavock and Others Addition, as of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Said part of said Lot No. 350 fronts 50 feet on the Westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Martina Parrish, a married woman by Warranty Deed from Wolfe Investments LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210310-0031710 Register's Office for Davidson County, Tennessee, dated March 08, 2021 and recorded on March 10, 2021.

Christopher Koerner, spouse of Martina Parrish, hereby joins in this conveyance for the sole purpose of releasing and conveying any and all marital and homestead rights he may have in and to the above-described property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1727 16th Avenue North, Nashville, TN 37212

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 so 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.

Dated this the 16th day of July, 2026.

Martina Parrish

Christopher Koerner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2026, before me personally appeared Martina Parrish and Christopher Koerner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2026.

Cory Schuyler
Notary Signature
My commission expires: 2·2·2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-26-1727