Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1480455 DEEDWARR
10/05/2026 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,107.63
20261005-0091220

39-B
File #26-1256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard D. Chotard, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Harold Tinsey and Lynn M. Tinsey, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, Michigan and 52nd Ave. N. Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180720-0071143 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard D. Chotard by Warranty Deed from White Peach Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190409-0032254 Register's Office for Davidson County, Tennessee, dated April 03, 2019 and recorded on April 09, 2019. Richard D. Chotard is married to Margaret Chotard who joins in this conveyance to convey any and all marital interest in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5200 Michigan Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Mark Harold Tinsey **Lynn M. Tinsey** **5200 Michigan Avenue** **Nashville, TN 37209**	Owners	**091-07-3F-001.00**

WITNESS THE EXECUTION HEREOF this 1st day of October, 2026.

Richard D. Chotard

Richard D. Chotard

Margaret Chotard

Margaret Chotard

State of Tennessee)
County of Davidson)

On this 1st day of October, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard D. Chotard and Margaret Chotard, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 839,900.00.**

Tracy Perry

Affiant

Sworn and subscribed before me on this the 1st day of October, 2026.

Notary Public

My Commission Expires: 11-8-27

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on October 1, 2026. (date of document).

Signature

Date: October 1st, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 1st day of October, 2026.

Notary Public

My commission Expires: _____

SEAL

