Karen Johnson Davidson County
Batch# 680900 DEEDWARR
07/21/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20210721-0098029

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3546

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Kristin M. Mills
Affiant

GRAHAM F COX
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of July, 2021

Graham Cox
Notary Public

Commission Expires: 3/19/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
NBM Properties, LLC 1515 Rosebank Ave Lot A Nashville TN 37206	New Owner	072-14-0-373.00

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,

Richard Gary

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

NBM Properties, LLC

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. 9 on the unrecorded plan of George A. Pickup's Subdivision of certain lots on the Map of Belle Forest Subdivision which letter plan is of record in Book 547, page 22, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northeast intersection of Cahal Avenue and Scott Avenue, thence along the Easterly margin of Scott Avenue Northerly 155.3 feet to the common corner of Lots Nos. 8 and 9; thence with the line between said lots Easterly 78 feet to the corner of Lots Nos. 9 and 19; thence with the line between said lots Southerly 155.3 feet to the Northerly margin of Cahal Avenue; thence with the margin of the same Westerly 97.5 feet to the point of beginning.

Being the same property conveyed to Charles Gary and wife, Insoon Gary by Warranty deed from Ohdale I. Watkins et ux, Gwendolyn Watkins of record in Book 6582, page 802, Register's Office for Davidson County, Tennessee, dated June 13, 1985 and recorded on June 14, 1985.

Being a portion of the same property conveyed to In Soon Gary by Quitclaim deed from Charles Eugene Gary of record in Book 8215, page 84 Register's Office for Davidson County, Tennessee, dated September 18, 1990 and recorded on October 10, 1990.
Being a portion of the same property conveyed to Richard Gary, reserving unto In Soon Gary an estate for life by Quitclaim deed from In Soon Gary of record in Instrument No. 20191003-0101031 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 03, 2019. The said In Soon Gary died on or about 4/26/21 thereby extinguishing her life estate interest. Richard Gary was the son and sole heir of In Soon Gary.

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: 1801 Cahal Avenue, Nashville, TN 37206

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 15 day of July, 2021.

Richard Gary

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Gary** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Collierville, Shelby County (city), Tennessee this 15th day of July, 2021.

Notary Public
My Commission Expires: 3/19/2024

GRAHAM F COX
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

(Notary Seal)

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 07/15/2021 (date of document).

Jennifer Russell
Affiant Signature

7-19-21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-21-2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

202107210098029