Karen Johnson Davidson County
Batch# 878919 DEEDWARR
06/27/2022 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220627-0073535

Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17568-MC

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Frank M. Brazil
Affiant

Subscribed and sworn to before me, this the 21st day of June, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brazil Clark Holdings 915 Rodney Dr. Nashville, TN 37205	New Owner	105-10-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Anita Yvonne Lockridge, an unmarried woman and Helen L. Lockridge, a married woman** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brazil Clark Holdings, G.P., a Tennessee General Partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 5 on the Plan of W. H. Matthews' Subdivision of Lots Nos. 6, 7, 8 and 9 in the Waverly Plan, a plan of which subdivision is of record in Book 161, page 48, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly side of Argyle Avenue, formerly Satterwhite Street, 3 feet Easterly from the Southwest corner of said Lot No. 5 and running thence Eastwardly with the Northerly side of said Avenue 40 feet, more or less, to the Southwest corner of a lot conveyed by J. R. Ward and wife, to W. W. Johnson, etal, by deed of record in Book 341, page 13, said Register's Office, Being 7 feet Westerly from the Southeast corner of said Lot No. 5; thence Northwardly with the Westerly line of said Johnson Lot 160.04 feet, more or less, to the Southerly margin of 15 foot alley; thence Westwardly with the Southerly margin of said alley 38 feet, more or less, to a point on said alley 8 feet Easterly from the Northwest corner of said Lot No. 5 and thence Southwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to Alberta Corr, Helen L. Lockridge, and Anita Yvonne Lockridge, as Joint Tenants with Right of Survivorship by Quitclaim deed from I, Alberta Corr, unmarried of record in Instrument No. 20071101-0129130 Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 01, 2007. The said Alberta Corr having since died on August 21, 2012, vesting Helen L. Lockridge and Anita Yvonne Lockridge, as surviving tenants. Also see Conservatorship of Helen L. Lockridge filed in the 7th Circuit Court for Davidson County, Tennessee, docket # 16P-1708.

Being the same property conveyed to Ishmeal Corr and wife, Alberta Corr by Warranty deed from Henry J. Tomlin and wife, Myrtle M. Tomlin of record in Book 4598, page 327 Register's Office for Davidson County , Tennessee, dated May 02, 1972 and recorded on May 03, 1972. The said Ishmeal Corr having since died on April 26, 1982 vesting Alberta Corr as surviving tenant.

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

This is ☒ improved or ☐ unimproved property located at: **760 East Argyle Avenue, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 21st day of June, 2022.

GRANTOR:

Anita Yvonne Lockridge

Anita Yvonne Lockridge

Helen L. Lockridge by Anita Yvonne Lockridge Guardian

Helen L. Lockridge by Anita Yvonne Lockridge, Guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Anita Yvonne Lockridge**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Anita Yvonne Lockridge**, court appointed guardian on behalf **Helen L. Lockridge**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the court appointed guardian for **Helen L. Lockridge**, and as such guardian, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 June 21, 2022.

Storey Carver
Affiant Signature

6/21/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of June 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

