Karen Johnson Davidson County
Batch# 895074 DEEDWARR
07/27/2022 02:42:30 PM 16 pgs
Fees: $83.00 Taxes: $925.00
20220727-0085814

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00 Affiant Subscribed and sworn to before me, this 27th day of July, 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: NASH BROTHERS, LLC P.O. Box 159342 Nashville, TN 37215-2103	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. Map-Par. 071-05-0-149

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **ROSITA BAINES LEE, AS ADMINISTRATOR OF THE ESTATE GWENDOLYN LOUISE BAINES, JAMONDA NOWLIN, CARRNEY LAMONT EVANS, JABARI NOWLIN, MARY HUNT CROMWELL, BOBBY ANDRE HUNT, CAROL PHILLIPS APPLETON, PATRICIA ANN PHILLIPS, AND BOBBY JOE PHILLIPS, GREGORY BROWN, JR. , TRANESSA HUNT, APRIL MABRY-ZADOR, HARVETTA LASHUN MABRY,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NASH BROTHERS, LLC, a Tennessee limited liability company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A

This is improved property commonly known as: **1800 Meade Avenue, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that they have 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, their 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 24 day of February, 2022.

GRANTOR:

JAMONDA NOWLIN

STATE OF Virginia)
COUNTY OF Radford)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMONDA NOWLIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 24 day of February 2022.

Notary Public:
My Commission Expires: 1/31/2025

CHRISTOPHER SHANE CRAIG
Notary Public
Commonwealth of Virginia
7776688
My Commission Expires 01/31/2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2 day of 06, 2022.

GRANTOR:

TRANESSA HUNT

STATE OF Texas)
COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TRANESSA HUNT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 2nd day of June 2022.

Notary Public:
My Commission Expires: 03/03/2026

COOPER HAWKINS
MY COMMISSION EXPIRES
MARCH 3, 2026
NOTARY ID: 133623550

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of _____, 2022.

GRANTOR:

5.27.22

HARVETTA LASHUN MABRY

STATE OF Texas)
COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HARVETTA LASHUN MABRY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 27th day of May 2022.

ANA PESCADOR
Notary Public, State of Texas
Comm. Expires 01-18-2026
Notary ID 133537412

Ana Pescador
Notary Public:
My Commission Expires: 1-18-26

ANA PESCADOR
Notary Public, State of Texas
Comm. Expires 01-18-2026
Notary ID 133537412

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of _____, 2022.

GRANTOR:

Bobby Hunt

BOBBY ANDRE HUNT

STATE OF CA)
COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BOBBY ANDRE HUNT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 3rd day of May 2022.

RAMMANOHAR RAO
Notary Public - California
Los Angeles County
Commission # 2326865
My Comm. Expires May 9, 2024

Notary Public:
My Commission Expires: 05/09/2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2022.

GRANTOR: 2-15-22

Patricia Phillips

PATRICIA PHILLIPS N/K/A PATRICIA SIMMONS

STATE OF Tennessee)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **PATRICIA PHILLIPS N/K/A PATRICIA SIMMONS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 15TH day of February 2022.

AMANDA CELAYA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Amanda Celaya

Notary Public

My Commission Expires: January 19, 2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2022.

GRANTOR: 2-15-2022

Carol Phillips Appleton

CAROL PHILLIPS APPLETON

STATE OF Tennessee)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CAROL PHILLIPS APPLETON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 15th day of February 2022.

AMANDA CELAYA NOTARY PUBLIC TENNESSEE MONTGOMERY COUNTY

Notary Public: Amanda Celaya

My Commission Expires: January 19, 2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of February, 2022.

GRANTOR:

Carrney L. Evans
CARRNEY LAMONT EVANS

STATE OF Tennessee)
COUNTY OF Bedford)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CARRNEY LAMONT EVANS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 8 day of February 2022.



Tabitha R. Stem
Notary Public:
My Commission Expires: 1/2/24

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of Feb, ~~2021~~ 2022.

GRANTOR:

Mary Hunt Cromwell

MARY ~~H~~UNT CROMWELL

STATE OF MA)
COUNTY OF Middlesex)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARY HUNT CROMWELL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 11th day of February 2022.

Sejal

Notary Public:
My Commission Expires: 12/20/2024

SEJAL VISHAL PATEL
No. [illegible]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8TH day of February, 2022.

GRANTOR:

BOBBY JOE PHILLIPS

STATE OF Tennessee)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BOBBY JOE PHILLIPS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 8TH day of February 2022.

AMANDA DELAYA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public:
My Commission Expires: January 19, 2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of February, 2022.

GRANTOR:

Jabari Nowlin 2.1
JABARI RA'SHAWN NOWLIN

STATE OF Virginia)
COUNTY OF Salem)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JABARI RA'SHAWN NOWLIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 9 day of February 2022.

LAUREN MICHELLE LACY
Notary Public
Commonwealth of VA
7896010
My Commission Expires April 30, 2024

Lauren Michelle Lacy
Notary Public:
My Commission Expires: April 30, 2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2022.

GRANTOR:

Gregory M. Brown, Jr.

STATE OF Oregon)
COUNTY OF Multnomah)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GREGORY M. BROWN, JR.**, to with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrucment.

Witness my hand and official seal at office this 27th day of ~~March~~ May 2022.

OFFICIAL STAMP
Jakub James Forrest
NOTARY PUBLIC - OREGON
COMMISSION NO. 1011082
MY COMMISION EXPIRES April 5, 2025

Notary Public:
My Commission Expires: April 5, 2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2022.

GRANTOR:

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of July, 2022.

GRANTOR:

Rosita Baines Lee, Admin.

ROSITA BAINES LEE, AS ADMINISTRATOR OF THE ESTATE GWENDOLYN LOUISE BAINES

STATE OF NORTH CAROLINA)
COUNTY OF Wake)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROSITA BAINES LEE, AS ADMINISTRATOR OF THE ESTATE GWENDOLYN LOUISE BAINES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 5 day of July 2022.

YECELI ZULUAGA PATRICIO NOTARY PUBLIC WAKE COUNTY, NC

Notary Public:
My Commission Expires: May 5 2024

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 06/04/2022 before me, Randall C. Ono, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared April Mabry
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RANDALL C. ONO
Notary Public - California
Los Angeles County
Commission # 2299325
My Comm. Expires Jul 29, 2023

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 2 & 3, as shown on the map entitled Map of Brooklyn Heights, E.C. Scruggs Subdivision of Lots No. 18-19-20-21-29-11 & 12 in Brooklyn Plan, of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GENEVA BAINES HUNT, by deed from GEORGE RUTHERFORD AND WIFE, LOUISE RUTHERFORD, of record in Book 3098, page 116, dated June 25, 1960, said Register's Office.

GENEVA BAINES HUNT conveyed said property to GWENDOLYN LOUISE BAINES, by Quitclaim Deed of record in Book 7340, page 955, dated August 29, 1987, said Register's Office.

GWENDOLYN LOUISE BAINES, while retaining a one-sixth undivided interest, further conveyed said property to JOHN CELESTA HUNT, JR., MARY HUNT CROMWELL, GENEVA HUNT MABRY AND BOBBY ANDRE HUNT, EACH A ONE-SIXTH (1/6) UNDIVIDED INTEREST, CAROL PHILLIPS APPLETON AND PATRICIA ANN PHILLIPS, EACH A ONE-TWENTY FOURTH (1/24) UNDIVIDED INTEREST, MICHAEL ANDRE BAINES AND BOBBY JOE PHILLIPS, EACH A ONE-TWENTY FOURTH (1/24) UNDIVIDED INTEREST FOR THEIR NATURAL LIVES AND UPON THEIR RESPECTIVE DEATHS THE REMAINDER INTEREST TO VEST IN CAROL PHILLIPS APPLETON AND PATRICIA ANN PHILLIPS, IN EQUAL SHARES, by Quitclaim Deed of record in Book 8114, page 69, dated May 17, 1990, said Register's Office.

MICHAEL ANDRE BAINES died on or about January 6, 1998, extinguishing his Life Estate interest and vesting his share in said property in CAROL PHILLIPS APPLETON AND PATRICIA ANN PHILLIPS.

GENEVA HUNT MABRY died intestate on or about February 15, 2019, leaving BOBBY ANDRE HUNT, GREGORY BROWN, JR., TRANESSA HUNT, APRIL MABRY-ZADOR AND HARVETTA LASHUN MABRY, as her only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20220725-0084820, said Register's Office.

JOHN CELUSTA HUNT, JR. (erroneously shown as JOHN CELESTA HUNT, JR. in deed), died intestate on or about May 1, 2021, leaving JAMONDA NOWLIN, CARRNEY LAMONT EVANS, JABARI NOWLIN as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20220725-0084826, said Register's Office.

GWENDOLYN LOUISE BAINES died intestate on or about March 14, 2022. ROSITA BAINES LEE has been granted Letters of Administration to execute the pre-existing sales contract of the subject property on behalf of the Estate of Gwendolyn Louise Baines, as filed in Docket No. 2022E-002197, in the General Court of Justice, Superior Court Division, in Wake County of the State of North Carolina.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/27/2022 (date of document).

Affiant Signature

7/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

