Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-30UOR-23-2752

This instrument prepared by
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

Karen Johnson Davidson County
Batch# 990971 DEEDWARR
04/12/2023 02 23 36 PM 2 pgs
Fees $13 00 Taxes $980 50

20230412-0026936

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is $265,000

Katie Vannoy
Affiant Signature

Subscribed and sworn to before me on this the 5th Day of March, 2023

Stephanie Woodall
Notary Public

My Commission expires 9 / 8 / 2025

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

NAME AND ADDRESS OF PROPERTY OWNER
Indy500, LLC
109 Wembly Court,
Franklin, TN 37067

SEND TAX BILLS TO
Indy500, LLC
109 Wembly Court,
Franklin, TN 37067
MAP AND PARCEL NUMBER Tax ID # 0730101130

WARRANTY DEED

23NT00292

Effective the 5th Day of April, 2023 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Beverly Vannoy, residuary devisee under the last will and testament of Ethel M Sweeney, deceased.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Indy500, LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, Tennessee, described as follows, to wit:

Land in the 11th Civil District, Davidson County, Tennesse, being Lot No 49 on the Plan of Happy Valley Subdivision by Z J. Wilkinson, Surveyor, September 2, 1945, as follows

Beginning at a point on the southerly margin of Bobby Avenue at the common corner of Lots 48 and 49, thence with the line between said lots, southeastwardly 140 feet to a point, thence, northeasterwardly 75 feet to the common corner of Lots 49 and 50, thence, with the line between said lots, northwestwardly 140 feet to the southerly margin of Bobby Avenue, thence, with the margin of said Avenue, southwestwardly 75 feet to the point of beginning

Being the same property as conveyed to Ethel M Sweeney, unmarried by Warranty Deed from Deborah C Yeater, unmarried dated 09/26/1997 recorded 10/08/1997 in Book 10639, Page 537, as Document Number 0357027, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Beverly Vannoy as residuary devisee under the last will and testament of Ethel M Sweeney, probated in the Davidson County Probate Court, Case no 22P2362

This is an improved property commonly known as 2732 Bobby Ave, Nashville, TN 37216-2947

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 04 day of April, 2023

Beverly Vannoy

Beverly Vannoy

State of FL }
County of Duval }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Beverly Vannoy,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 4 day of April, 2023

Pamela W Mitchell

Notary Public

My commission expires: 10/23/2025

Pamela W Mitchell
Notary Public, State of Florida
My Commission Expires 10/23/2025
Commission No HH 173108

Beverly Vannoy Executrix

Beverly Vannoy, Executrix

State of FL }
County of Duval }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Beverly Vannoy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Executrix of the Estate of Ethel Sweeney, and that as such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Beverly Vannoy, as such Executrix.

Pamela W Mitchell

Notary Public

My commission expires: 10/23/2025

Pamela W Mitchell
Notary Public, State of Florida
My Commission Expires 10/23/2025
Commission No. HH 173108