Name and Address of New Owner:
Belmont Real Estate Holdings I, LLC
1900 Belmont Blvd
Nashville, TN 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 105-13-0-008

Karen Johnson Davidson County
Batch# 1015608 DEEDWARR
06/15/2023 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $3,256.00
20230615-0045844

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Travis Langster, Jr., Linda F. Sadler, Randall R. Langster, Denise Cookie Langster and Selena Solomon, Heirs of the of Estate of Lena A. Langster**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Belmont Real Estate Holdings I, LLC, a Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 287 on the Map showing the resubdivision of part of Belmont Land Company's Subdivision called, Belmont Heights of record in Book 421, page 71, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No 287 fronts 50.1 feet on the easterly side of 15th Avenue South, formerly Washington Street, and runs back 129.3 feet on the southerly line and 133.7 feet on the northerly line to an alley and show 50 feet thereon.

Being the same property conveyed to Lena A. Langston a/k/a Lena A. Langster (her last name was erroneously misspelled) by Warranty deed from Alma Ray Miller dated March 21, 1968 and filed of record in Book 4221, page 646, in the Register's Office for Davidson County, Tennessee. Lena A. Langster died on May 6, 2020 leaving , Travis Langster, Jr., Linda F. Sadler, Randall R. Langster, Denise Cookie Langster and Selena Solomon as her sole heirs. A Small Probate was opened in the Seventh Circuit Court for the Twentieth Judical District for Metropolitan Nashville/Davidson County, Tennessee Probate Division as Case No. 22P139. For further reference see the Affidavit of Heirship of record in Instrument No. ___*_____, and Instrument No. ___**_____, in the Register's Office for Davidson County, Tennessee.

* 202306150045841 ** 202306150045842

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2114 15th Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of June, 2023.

Heirs of the Estate of Lena A. Langster

By: _____ (SEAL)
Travis Langster, Jr.
By: Linda F. Sadler his attorney in fact

By: _____ (SEAL)
Linda F. Sadler

By: _____ (SEAL)
Randall R. Langster

By: _____ (SEAL)
Denise Cookie Langster

By: _____ (SEAL)
Selena Solomon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2023, before me personally appeared Linda F. Sadler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Travis Langster, Jr. pursuant to a Specific Power of Attorney dated June 12, 2023 and filed of record in Instrument No. ____*_____, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Travis Langster, Jr. , as his attorney in fact.

* 202306150045843

Witness my hand, at office, this 15th day of June, 2023.

_____
Notary Signature
My commission expires 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2023, before me personally appeared Linda F. Sadler, Randall R. Langster, Denise Cookie Langster, and Selena Solomon, Heirs of Estate of Lena A. Langster, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 15th day of June, 2023.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $880,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of June, 2023.

Notary Signature
My commission expires:

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

I, Gabriel R. Lutz, 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 **06/15/2023** (date of document).

Affiant Signature

Date **06/15/2023**

State of New York

County of Clinton

Sworn to and subscribed before me this **15** day of **June**, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027