Karen Johnson Davidson County
Batch# 1040339 DEEDWARR
08/18/2023 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $5,224.40
20230818-0064789

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,412,000.00.

Affiant

Subscribed and sworn to me on 8/18/, 2023.

NOTARY PUBLIC

My Commission Expires: 5/9/26

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Attorney)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36254

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Nashvillian Holdings, LLC 212 Long Valley Road Brentwood, TN 37027	NEW OWNER	M/P #130-020-060.00 (P/O)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas L Barry, Executor of the Estate of Virginia Lois Neely, Deceased**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Nashvillian Holdings, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 property taxes which have been prorated by the parties and shall be paid by the Grantor herein and taxes or special assessments which are not shown as existing liens by the public records. 2024 property taxes and years thereafter which shall be assumed by the Grantee(s); and,
2. All notes, restrictions, easements, rights of way, setbacks, and all matters appearing on subdivision plat/survey of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee; and,
3. Easement Agreement of record on July 14, 2023, in Instrument No. 20230714-0054115, Register's Office for Davidson County, Tennessee; and
4. Any and all other zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐**unimproved** ☒ **improved property known as:**

106 Blackburn Avenue, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

WITNESS my/our hand(s) this 18th day of August, 2023.

Thomas L. Barry, Executor of the Estate of Virginia Lois Neely

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Thomas L. Barry, Executor of the Estate of Virginia Lois Neely, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed in his capacity as Executor of the Estate of Virginia Lois Neely.

Witness my hand and official seal on this 18th day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 1/11/24

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PETER W. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 71, on the Map of the Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, in the Register's Office for Davidson County, Tennessee. Said Lot No. 72 fronts 60 feet on the westerly side of Blackburn Drive or Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Virginia Lois Neely, by Warranty Deed from Ruth Zehnder Houk, and husband, Robert L. Houk, of record in Book 4364, Page 704, Register's Office for Davidson County, Tennessee. The said Virginia Louis Neely having since died on January 3, 2023 and the said Thomas L. Barry, Executor and Personal Representative for the Estate of the said Virginia Lois Neely, Deceased, having been vested with title by the Last Will and Testament of the said Virginia Lois Neely, Deceased, and authorized to convey the subject property by Order of the Seventh Circuit Court (Probate Division) for Nashville Davidson County, Tennessee Case No. 23P-178.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 August 18, 2023.

Signature
Date: August 18, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 18th day of August, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025