WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045071 DEEDWARR
09/01/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20230901-0068519

Y-BR-23-2732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/11/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Florence Matthews	New Owner	
(NAME)	(NAME)	**073-01-0-113.00**
2732 Bobby Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **INDY500, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FLORENCE MATTHEWS, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, 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 conveyed to Ethel M. Sweeney, unmarried by Warranty Deed from Deborah C. Yeater, unmarried of record in Book 10639, page 537, Register's Office for Davidson County, Tennessee, dated September 26, 1997 and recorded on October 8, 1997.

Said Ethel M. Sweeney died on October 31, 2022, leaving Last Will and Testament filed for Probate in Docket No. 22P2362, Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Beverly Vannoy, is named as Personal Representative of the Estate of Ethel M. Sweeney, deceased; (or) as devises(s).

Being the same property conveyed to Indy500, LLC, a Tennessee Limited Liability Company by Warranty Deed from Beverly Vannoy, residuary devisee under the last will and testament of Ethel M Sweeney, deceased of record in Instrument No. 20230412-0026936 Register's Office for Davidson County, Tennessee, dated April 5, 2023 and recorded on April 12, 2023.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2732 Bobby Ave, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, 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 the 25th DAY OF AUGUST, 2023.

Indy500, LLC

BY: _____
Geoffrey Loose

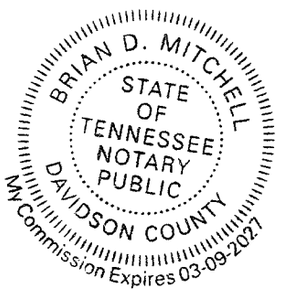
BY: _____
Derek Schaeffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEOFFREY LOOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of INDY500, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of August, 2023.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)

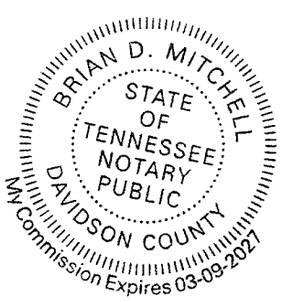


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK SCHAEFFER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of INDY500, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of August, 2023.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



Certificate of Authenticity

I, Joshua A. Terry, 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 8/25/23.

Affiant Signature – Joshua A. Terry

8/29/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/29/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27