WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045772 DEEDWARR
09/05/2023 09 24 17 AM 2 pgs
Fees $13 00 Taxes $2,286 60

20230905-0069134

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2023

Notary Public Theresa L Smith

MY COMMISSION EXPIRES September 07, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc , 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bryna Oleshansky and Perceus Mody	F & M Bank	071 05 0 298 00
(NAME)	(NAME)	
2310 Elliott Avenue, Apt 410	P O Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nash Brothers, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bryna Oleshansky and Perceus Mody, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot(s) 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 part of the same property conveyed to Nash Brothers, LLC by deed of record from Rosita Baines Lee, et al in Instrument No 20220727-0085814, recorded July 27, 2022, Register's office of Davidson County, Tennessee

Being further conveyed by quitclaim deed dated August 4, 2022, from Nash Brothers, LLC to Nash Brothers, LLC in Instrument No 20220804-0088893, for the sole purpose of creating an individual tax parcel for Lot 3 described above

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 HUN'I' 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 PIIILLIPS 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 t s Office

GWENDOLYN LOUISE BAINES died intestate on or about March 14, 2022 ROSITA BAINES LEE has been

Superior Court, in Wake County of the State of North Carolina

unimproved ☐

This is improved ☑ property, known as 1800 Meade Avenue, Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever, and we do covenant with the 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, 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 GRANTEES, 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 hands this 31st day of August, 2023

Nash Brothers, LLC, a Tennessee Limited Liability Company

By _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, I Dyke Tatum with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Nash Brothers, LLC, a Tennessee Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and seal this 31st day of August, 2023

_____
Notary Public Theresa L Smith
My Commission Expires September 07, 2026

File No 23-Mody

