Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056136 **DEEDWARR**
10/02/2023 11 55.23 AM 2 pgs
Fees $13 00 Taxes $4,625 00

20231002-0077150

T-TAG-23-1708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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)
Earl Lee, LLC	New Owner	
(NAME)	(NAME)	**117-04-0-010 00**
1708 Sweetbriar Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5527		
(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, **ROBERT R. LONGHURST, IV AND WIFE, JANE S. LONGHURST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EARL LEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the easterly 80 feet of Lot No 237 on the Plan of Belmont Land Company's Plan called "Belmont Heights", of record in Book 421, Page 34, in the Register's Office for Davidson County, Tennessee

Said property fronts 80 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines 175 feet to the southerly margin of a 15 foot alley

Being the same property conveyed to Stephen C Baker, Trustee by Quitclaim Deed from Robert R Longhurst, IV and wife, Jane S Longhurst of record in Book 10007, page 491, Register's Office for Davidson County, Tennessee, dated March 25, 1996 and recorded on April 8, 1996 Within the same Deed, Stephen C Baker, Trustee quitclaimed and conveyed unto Robert R Longhurst, IV and wife, Jane S Longhurst

Further being the same property conveyed to Robert R Longhurst IV, unmarried by Warranty Deed from Dan H Hamm and wife, Judy L Hamm of record in Book 9330, page 53, Register's Office for Davidson County, Tennessee, dated April 29, 1994 and recorded on May 2, 1994

This conveyance is subject to
- Taxes for the year 2023 and thereafter, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1708 Sweetbriar Avenue, Nashville, Tennessee 37212-5527**

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 29th DAY OF SEPTEMBER, 2023

Robert R Longhurst, IV

Jane S Longhurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT R LONGHURST, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29th of September, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE S LONGHURST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29th of September, 2023

Notary Public
My Commission Expires.
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
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