**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1080137 DEEDWARR
12/08/2023 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20231208-0094989

File No. EM-23-5090

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Little Kitty Holdings, LLC. | New Owner | |
| (NAME) 157 Green Street | (NAME) 611 Glenpark CT | 094-13-0-015.00 |
| (ADDRESS) Nashville, TN 37210 | (ADDRESS) Nashville, TN 37217 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ronnie L. Beddingfield, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Little Kitty Holdings LLC, A Tennessee Limited Liabilty Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Tract 1:**
**All that certain tract of land lying and being in Davidson County, Tennessee and being more described as follows:**

**Being the westerly part of Lot Nos. 7, 8 and 9 of Block J on the Plan of Hermitage Addition, as of record in Book 57, page 76, Register's Office for said County, and described as follows:**

**Beginning on the Southerly margin of Green Street, at its intersection with an alley between Decatur and Keith Street, thence with the Southerly margin of Green Street Eastwardly 50 feet; thence Southwardly and parallel with the Easterly margin of said alley 155 feet, more or less, to an alley in the rear; thence with the last mentioned alley Westwardly 50 feet, more or less, to the Easterly margin of the first mentioned alley: thence with said alley Northwardly 167.2 feet to the beginning.**

**INCLUDED but specifically EXCLUDED is that portion of the above described property conveyed to the State of Tennessee by deed of record in Book 2963, page 103, Register's Office for Davidson County, Tennessee, described as follows:**

**Land in Davidson County, Tennessee, being the westerly part of Lot Nos. 7, 8 and 9 of Block J on the Plan of Hermitage Addition, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee, and described as follows:**

**Beginning at a point 110.2 feet South of the intersection of Green Street with the Easterly margin of an alley which is between Decatur and Keith Street: thence South 5 degrees 39' 26" West 57 feet to an alley: thence North 76 degrees 38'**

**East 52.3 feet facing an alley in the rear; thence North 5 degrees 39' 26" East 12 feet bordering on the Harvey Hensley property, as of record in Book 1972, page 273, Register's Office for Davidson County, Tennessee; thence North 55 degrees 40' West 59 feet, to the point of beginning which area contains 1404 square feet, more or less.**

**Tract 2:**
**Land in Davidson County, Tennessee, being a portion of an alley abandoned by Bill No. 64-358 fronting 10 feet along the Southerly margin of Green Street and extending back between parallel lines along the Westerly line of Tract I.**

**Being the same property conveyed to Ronnie L. Beddingfield, a single person by Warranty Deed from James D. Turner and wife, Helen K. Turner of record in Book 9632, page 75, Register's Office for Davidson County, Tennessee, dated March 29, 1995 and recorded on March 30, 1995.**

**Property was never a marital residence.**

**This is property more commonly known as 157 Green Street, Nashville, TN 37210.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 1st day of December, 2023.

Ronnie L. Beddingfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared Ronnie L. Beddingfield, 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 1st day of December, 2023.

Notary Signature
My commission expires: 3-3-26



Certificate of Authenticity

I, Emily Manno, 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 **12/1/23**.

Date

Affiant Signature

**12/1/23**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026