Karen Johnson Davidson County
Batch# 1092054 DEEDWARR
01/22/2024 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,028.60
20240122-0003528

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $278,000.00 Affiant Subscribed and sworn to before me This 15th day of December, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Six One Three Holdings, LLC 213 ASHAWN BLVD NASHVILLE, TN 37138	New Owner 213 Ashawn Blvd Old Hickory, TN 37138	075 05 0 010.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Harold T. Gleaves, married,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Six One Three Holdings, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 712 on the Plan of Hermitage Hills Subdivision, Section 7, as of record in Book 3300, page 62 and 63, Register's Office for said county.

Said Lot No. 712 fronts 84.8 feet on the southwesterly margin of Bonnavue Drive and runs back between lines, measuring 240.5 feet on the westerly line

and 233.5 feet on the easterly line to a dead line in the rear measuring 66.4 feet thereon.

Being the same property conveyed to Harold T. Gleaves, by Quitclaim Deed from Melissa Gleaves, of record in Instrument No. 20030129-0012406, Register's Office of Davidson County, Tennessee.
Property was not used as a marital residence.
Property was not used as a marital residence.

This is improved real property commonly known as 317 Bonnavue Drive, Nashville, TN 37076.

This Conveyance is subject to the following:

1. Taxes for the year 2024 and subsequent years, being liens not yet due and payable.
2. Easements of record in Book 3399, Page 446, said Register's Office.
3. Subject to all matters on Plat Book 300, Page 62 and 63, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

15th IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 15 day of December 2023.

Grantor:

Harold T. Gleaves

Harold T. Gleaves

STATE OF N.C. }
COUNTY OF Pol. }

On this 15th day of December, in the year 2023, before me the undersigned, personally appeared Harold T. Gleaves, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 15th day of December, 2023.

Haley Padgett
Notary Public

My Commission Expires: July 28, 2026

HALEY PADGETT NOTARY PUBLIC RUTHERFORD COUNTY, NC

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 **12/15/23**.

Date

Affiant Signature

12/15/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** 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