THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1102125 DEEDWARR
02/16/2024 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240216-0010994

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Patricia V. Freeeman, 118 37th Ave North Nashville, TN 37209	Patricia V. Freeeman, 118 37th Ave North Nashville, TN 37209	104 01 0 304.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Floyd Read and John Kain Read III, a married to each other, as tenants by the entirety** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Patricia V. Freeman, Trustee of The Patricia V. Freeman Family Management Trust, dated May 2, 2013**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 118 37th Avenue North, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 164 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Floyd Read And John Kain Read III, Married to each other as Tenants by the Entirety, by Quitclaim Deed from Elizabeth Floyd Read F/K/A Elizabeth Melissa Floyd, A Single Person And Tarpley Brooks Jones, A Married Person And Jack Kain Read, III A/K/A John Kain Read, III, A Single Person as joint tenants with the rights of survivorship, of record in Instrument No. 20220104-0000893, in the Register's Office of Davidson County, Tennessee, dated December 21, 2021 and recorded on January 04, 2022.

Being the same property conveyed to Elizabeth Melissa Floyd, a single person and Tarpley Brooks Jones, a married person and Jack Kain Read, III, a single person as joint tenants with the rights of survivorship, by Warranty Deed from Mary Kate Jordan, unmarried, of record in Instrument No. 20190903-0088265 in the Register's Office of Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 16th day of February, 2024.

Elizabeth Floyd Read

John Kain Read III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of February, 2024, before me personally appeared Elizabeth Floyd Read and John Kain Read III, 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 16th day of February, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of Feb, 2024

Notary Public
My commission expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Certificate of Authenticity

I, Holly Ray, 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 02/16/2024.

Date

Holly Ray

Affiant Signature

02/16/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of Feb, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY