THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Karen Johnson Davidson County Batch# 1111922 DEEDWARR 03/18/2024 09:36:30 AM 3 pgs Fees: $18.00 Taxes: $832.50 20240318-0018373	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**. **Affiant** Subscribed and sworn to before me, this **14th day of March, 2024.** **Notary Public** **My commission expires:** 3/1/25

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows: **Evercore Properties, LLC** **919 West Main Street, Suite U-1** **Hendersonville, TN 37075**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers: **076-01-0-072** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ameena Chomchuen-Ray**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Evercore Properties, LLC, a Tennessee limited liability company** , Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 577 on the Plan of the Tulip Grove, Section 10, as of record in Book 5800, Page 199, Register's Office for said county, to which Plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Alan Ray and wife, Ameena Chomchuen-Ray by quitclaim deed from Eastern Zone Commercial, Inc. dated 09/05/2023 and recorded on 09/11/2023 as Instrument Number 20230911-0071197 in the Official Records of the Davidson County Recording Office. The said Alan Ray having since passed away on December 19, 2023 leaving Ameena Chomchuen-Ray, as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **improved** property known as **540 Tulip Grove Road, Nashville, TN 37076**.

HE-2024-108

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 in 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(s) this **14th day of March, 2024.**

Ameena Chomchuen-Ray

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of March, 2024, before me personally appeared Ameena Chomchuen-Ray, 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 14th day of March, 2024.

Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/14/24 (date of document).

Affiant Signature

3/14/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 14th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY