Karen Johnson Davidson County
Batch# 1114434 DEEDWARR
03/25/2024 08:33:30 AM 7 pgs
Fees: $38.00 Taxes: $370.00
20240325-0020297

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238844 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$100,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 8th day of March, 2024. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 8th day of March, 2024, among:

LAURA SMITH AND CARLA QUINLAN AND RODERICK R CRICK

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TALLULAH REALTY LLC
A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Tract 1

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being part of Lot No. 5 Norman D. Richardson's Re-Subdivision of record in Book 2330, page 174, Register's Office for Davidson County, Tennessee and more

particularly described as follows:
Beginning at a point, said point being the northwest corner of Lot No. 5; thence South 80 degrees and 9 minutes East 202 feet, more or less to a point; thence in a southeasterly direction with the north margin of the Vultes Spur right-of-way 258.5 feet to a point; thence in a north westerly direction 182 feet, more or less to the point of beginning. Said tract of land being in the shape of a triangle.

BEING the same property conveyed to Ernest Crick and Mary E. Crick by Warranty Deed from Lloyd Allison and wife, Carol E. Allison dated July 25, 1960 and filed of record in Book 3102, page 500, Register's Office for Davidson County, Tennessee. Ernest Crick having died August 23, 1990 leaving Mary E. Crick as surviving tenant by the entirety. Mary E. Crick having died intestate on March 18, 2015 pursuant to Intestate Succession and Affidavits of Heirship of record in Instrument No. 20240322-0020217 and Instrument No. 20240322-0020218 title is vested in Peggy Messer and Ronnie R. Crick. Peggy Messer having died intestate on June 25, 2023 pursuant to Intestate Succession and Affidavits of Heirship of record in Instrument No. 20240322-0020219 and Instrument No. 20240322-0020220 title is vested in Carla Quinlan and Laura Smith.
Tract 2
Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being part of Lot No. 2 on the map shown subdivision of the N. F. Turbeville Estate, as sown on plat of record in Book 547, page 143, Register's Office for Davidson County, Tennessee. Being Tracts No. 1 and 2 on a survey made by Z. J. Wilkinson, dated April 2, 1954, described together as follows:
Beginning on the westerly margin of Currey Road at the southeast corner of the property conveyed to Ernest R. Neeley, Jr (Book 2279, page 502), being the corner of Lot Nos. 2 and 3; thence with the line between said two lots westwardly 386 feet to a point in the center of Mill Creek; thence with the center of same South 4 degrees 30' east 16 feet, and south 6 degrees 30' west 60 feet to an iron pin in the center of said Mill Creek which is also within the right-of-way of the N. C. and St. L. Railroad; thence South 75 degrees east 523.22 feet to the westerly margin of said Currey Road; thence with same northwardly 321.8 feet to the beginning.
Included in the above described tract but excluded from this conveyance is twelve hundredths (0.12) of an acre conveyed to Thomas Hudson and Polly Hudson in Book 2278, page 502, said Register's Office.

BEING the same property conveyed to Ernest Crick and wife, Mary R. Crick by Deed from Thomas J. Hudson and wife, Polly G. Hudson dated February 18, 1958 and filed of record in Book 2738, page 577, Register's Office for Davidson County, Tennessee. Ernest Crick having died August 23, 1990 leaving Mary E. Crick as surviving tenant by the entirety. Mary E. Crick having died intestate on March 18, 2015. Pursuant to Intestate Succession and Affidavits of Heirship of record in Instrument No. 20240322-0020221 and Instrument No. 20240322-0020222 title is vested in Peggy Messer and Ronnie R. Crick. Peggy Messer having died intestate on June 25, 2023. Pursuant to Intestate Succession and Affidavits of Heirship of record in Instrument No. 20240322-0020223 and Instrument No. 20240322-0020224 Peggy Messer's interest in subject property is vested in Carla Quinlan and Laura Smith.

Property commonly known as: 923 Currey Road, Nashville, TN 37217

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Roderick R. Crick

Roderick R Crick

State of Tennessee
County of Rutherford

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

Witness my hand and official seal this 8th day of March, 2024.

Sally Hicks
Notary Public
My Commission Expires: 9.18.27

SALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Carla Quinlan

Carla Quinlan

State of Tennessee
County of Davidson

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

Witness my hand and official seal this 8 day of March, 2024.

Notary Public Ashley Kennedy
My Commission Expires: 11/6/2024

ASHLEY KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Laura Smith

Laura Smith

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 8 day of March, 2024.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Tallulah Realty LLC
Address: 923 Currey Rd
City, State, Zip: Nashville, TN 37217

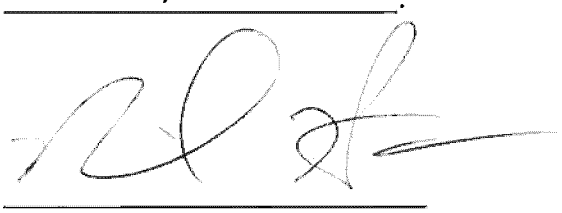
Responsible Party For Taxes:

Name: Tallulah Realty LLC
Address: 923 Currey Rd
City, State, Zip: Nashville TN 37217

Tax ID: 120-13-0-001.00; 120-31.0

Certificate of Authenticity

I, Nick Harris, 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 **March 8, 2024**.



Affiant Signature

3/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8th** day of **March**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

