WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118151 DEEDWARR
04/03/2024 08:43:30 AM 7 pgs
Fees: $38.00 Taxes: $1,998.00
20240403-0023278

File No.: RES-24-524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/31/27

(AFFIX SEAL)

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/27

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
524 Hamilton Devco, GP	New Owner	105 07 0 214.00
(NAME)	(NAME)	
PO Box 158444 Nashville, TN 37215	same	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SYLVIA BUFORD THOMPSON, KENNETH MAYBERRY, THOMAS MAYBERRY, VICKI MAYBERRY AND FRANK EDWARD GREEN, HEIRS AT LAW OF GERALDINE MAYBERRY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **524 HAMILTON DEVCO, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on an unrecorded Subdivision of Block 2 of Hamilton's Subdivision, of record in Minute Book 1, Page 97, Chancery Court at Nashville, and described according to a survey made by W. B. Southgate, Surveyor, May 8, 1940, as follows:

Said Lot No. 13 fronts on the North side of Hamilton Avenue and runs back between parallel lines, 167.5 feet to an alley in the rear.

Being the same property conveyed to Geraldine Mayberry from Leonard L. Madden and wife, Carole A. Madden, by Warranty Deed dated August 31, 1983, recorded September 1, 1983, in Book 6127, Page 346, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Geraldine Mayberry from Frank Edward Green (pursuant to Final Decree of Divorce, Docket No. 94D-1627, in the Fourth Circuit Court of Davidson County, Tennessee), by Quitclaim Deed dated April 22, 1994, recorded August 22, 1994, in Book 9442, Page 607, in the Register's Office of Davidson County, Tennessee. Geraldine Mayberry and Frank Edward Green having remarried September 12, 1997.

The said Geraldine Mayberry, also known as Geraldine Mayberry Green, died on January 10, 2024, intestate, leaving Sylvia Buford Thompson (daughter), Vicki Mayberry (daughter), Kenneth Mayberry (son), Thomas Mayberry (grandson), and Frank Edward Green (husband) as her Heir at Law. Reference is made to Affidavits of Heirship recorded in Instrument Nos. 202404030023272, 202404030023273 202404030023274 202404030023275 202404030023276 and 202404030023277, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 524 Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 28th day of March, 2024.

Heirs at Law of Geraldine Mayberry Green

By: Frank E. Green
Frank Edward Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Frank Edward Green, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Heir of Geraldine Mayberry Green, the within named bargainor, and that he as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the Heir by himself as Heir.

Witness my hand this 28 day of March, 2024.

NOTARY PUBLIC

My commission expires: 10/04/2027

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

Witness my/our hand(s) this 28 day of March, 2024.

Heirs at Law of Geraldine Mayberry Green

By: _____
Sylvia Buford Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Sylvia Buford Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Heir of Geraldine Mayberry Green, the within named bargainor, and that she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the Heir by herself as Heir.

Witness my hand this 28 day of March, 2024.

_____
NOTARY PUBLIC

My commission expires: 10/04/2027

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

Witness my/our hand(s) this 28 day of March, 2024.

Heirs at Law of Geraldine Mayberry Green

By: Kenneth Mayberry
Kenneth Mayberry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Kenneth Mayberry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Heir of Geraldine Mayberry Green, the within named bargainor, and that he as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the Heir by himself as Heir.

Witness my hand this 28th day of March, 2024.

Juanita M. Anderson
NOTARY PUBLIC

My commission expires: July 9, 2024



Witness my/our hand(s) this 28th day of March, 2024.

Heirs at Law of Geraldine Mayberry Green

By: _____
Thomas Mayberry

STATE OF TENNESSEE
COUNTY OF Franklin

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Thomas Mayberry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Heir of Geraldine Mayberry Green, the within named bargainor, and that he as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the Heir by himself as Heir.

Witness my hand this 28th day of March, 2024.

_____
NOTARY PUBLIC

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 02/21/2027

Witness my/our hand(s) this 28 day of March, 2024.

Heirs at Law of Geraldine Mayberry Green

By: Vicki Mayberry
Vicki Mayberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Vicki Mayberry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Heir of Geraldine Mayberry Green, the within named bargainor, and that she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the Heir by herself as Heir.

Witness my hand this 28 day of March, 2024.

NOTARY PUBLIC

My commission expires: 10/04/2027

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rooker, 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 29, 2024.

Tiffany Rooker
Affiant Signature

3/29/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 29 day of March, 2024.

Notary's Signature

My Commission Expires: 10/04/27

Notary's Seal

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

File No. RES-24-524