WARRANTY DEED

Karen Johnson Davidson County
Batch# 1123195 DEEDWARR
04/16/2024 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20240416-0026908

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dowling Capital Investments, LLC	NEW OWNER	09114019700
(NAME)	(NAME)	
2817 West End Avenue, # 126-404		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Leroy Wolford, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dowling Capital Investments, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of C. C. Vernon Farm of record in Book 161, Page 164, in the Register's Office for said County, being Lot No. 6 on the Plan of West Nashville Realty Company's Subdivision of the J. W. Dotson Estate, not of record, described according to a Survey made by Z. J. Wilkinson, Surveyor May 02, 1946

Said Lot No. 6 fronts 60 feet on the westerly margin of Orlando Avenue and runs back 158.0 feet on the northerly line and 147.5 feet on the southerly line to a line on the rear measuring 63.4 feet thereon.

Situate in the City of Nashville, the 24th council district of Davison County and the State of Tennessee and being part of Part of Lot 20 of C.C. Vernon Farm Plat, as recorded in Plat Book 161, Page 194, in the name of Ida A Oudomsouk, as recorded in DB-20200921-0108039 and being more particularly described as follows:

Beginning on the southwest corner of Lot 1 of the Lot 1 of the Re-Subdivison of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, in the name of Lynwood Partners , as recorded in DB-20030925-0142306, also being on the westerly Right-of-Way of Orlando Avenue;

Thence along easterly line of aforementioned Ida A Oudomsouk lands, and westerly Right-of-Way of Orlando Avenue, South 10°07'07" East, a distance of 20.79 feet to the True Point of Beginning;

Thence along a line through the said Oudomsouk lands the following 3 (three) courses:

1) South 73°45'16" West, a distance of 64.86 feet to a point;
2) South 16°14'44" East, a distance of 35.97 feet to a point;
3) South 12°56'25" East, a distance of 9.41 feet to a point on the northerly line Part of Lot 20 of C C. Vernon Farm Plat, in the name of Holly & Paul Gray, as recorded in DB-20200921-0108039;

Thence along the northerly line of said Gray lands, North 77°58'42" East, a distance of 13.58 feet to a point.

Thence along a line through the said Oudomsouk lands the following 3 (three) courses:

1) North 15°48'17" East, a distance of 27.25 feet to a point;
2) North 38°58'39" East, a distance of 17.73 feet to a point;
3) North 73°21'32" East, a distance of 25.63 feet to a point on the aforementioned westerly Right-of-Way of Orlando Avenue;

Thence along the said westerly Right-of-Way of Orlando Avenue, North 10°07'07" West, a distance of 11.87 feet to the True Point of Beginning

Containing – 0.0337 Acres (1,468 sqft) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.

North and Bearing System based upon the south line of Lot 1 of the Re-Subdivision of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, and a field survey conducted by B A Land Professionals, LLC. on December 10, 2018.

This survey and description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046.

Being the same property conveyed to Leroy Wolford, married by deed from Holly Gray and Paul Gray, wife and husband, dated 8-21-23 of record in Instrument #20230828-0066874, Register's Office for said County.

unimproved ☑

This is improved ☐ property, known as 233 Orlando Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 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 his hands this 11th day of April, 2024.

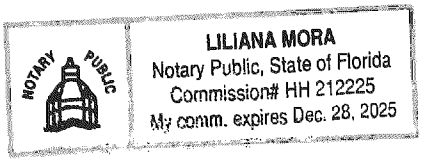
Leroy Wolford

State of FLORIDA
County of Hillsborough

Personally appeared before me Leroy Wolford, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2024.

Notary Public Liliana Mora
My Commission Expires: 12/28/2025



File No.: 3021

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 _____.

_____
Affiant Signature

_____
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this _____ day of _____, 20___.

_____
Notary Public

Notary's Seal:

