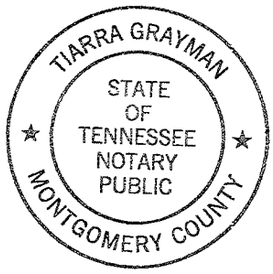
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22527-MC



STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2024.

Notary Public
My Commission Expires: 10/16/24

Karen Johnson Davidson County
Batch# 1124971 DEEDWARR
04/19/2024 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20240419-0028268

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
GAV Broadway LLC 1568 Eden Rose Place Nolensville, TN 371354	New Owner	136 15 0C 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kelvin J. Cyrus a/k/a Kevin J. Cyrus, an unmarried man, and Leo D. Cyrus, a widower**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GAV Broadway LLC**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 9, on the Plan of Camden Court Townhomes of record in Instrument No. 20010205-0010878, (erroneously shown as Instrument 200102050010898 on prior deed). Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin J. Cyrus, unmarried and Leo D. Cyrus and wife, Deloris M. Cyrus, by Warranty Deed from Mary A. Gibson, unmarried, of record in Instrument No. 20051103-0133384, in the Register's Office of Davidson County, Tennessee, dated October 27, 2005 and recorded on November 03, 2005.

The said Deloris M. Cyrus died on November 27, 2021, leaving Leo D. Cyrus as surviving tenant by the entirety.

Kelvin J. Cyrus and Kevin J. Cyrus are one and the same person.

This is ☒ improved or ☐ unimproved property located at: **3426 Old Anderson Road, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

202404190028268

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2024.

GRANTOR:

~~Kevin~~ J. Cyrus
Kelvin

Leo D. Cyrus

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Kevin~~ **J. Cyrus and Leo D. Cyrus** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Kelvin

WITNESS my hand and seal at office this 17th day of April, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/17/24.

Affiant Signature – Joshua A. Terry

4/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27