THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7078-WE	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~1,290,000.00~~ 1,240,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2024. Notary Public MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1130678 DEEDWARR
05/03/2024 08:21 AM 2 pgs
Fees: $13.00 Taxes: $4,588.00
20240503-0032640

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lunsford REI, LLC	New Owner	
402 Lynnwood Blvd.		116-11-0-104.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sam B. Girgus and Judith Scot-Smith Girgus tenants in common, with a 25 percent undivided interest in fee simple to Sam B. Girgus and a 75 percent undivided interest in fee simple to Judith Scot-Smith Girgus**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lunsford REI, 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:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 96 on the Map showing the Re-Subdivision of Royal Oaks Land Company's Subdivision, of record in Plat Book 974, Page (s) 4 and 5, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 96 fronts 100 feet on the Easterly side of Lynnwood Boulevard and runs back between lines, 320 feet, more or less, on the Northerly line and 300 feet on the Southerly line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Sam B. Girgus and wife Judith S. Girgus by Warranty Deed from James E. French and wife, Marsha D. French of record in Book 8144, page 241, Register's Office for Davidson County, Tennessee, dated June 29, 1990 and recorded on July 2, 1990.

Being the same property conveyed to Sam B. Girgus and Judith Scot-Smith Girgus of Davidson County, as tenants in common, with a 25% undivided interest in fee simple to Sam B. Girgus and a 75% undivided interest in fee simple to Judith Scot-Smith Girgus by Quitclaim Deed from Sam B. Girgus and wife, Judith Scot-Smith Girgus of record in Instrument No. 20070918-0111844 Register's Office for Davidson County, Tennessee, dated August 17, 2007 and recorded on September 18, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **402 Lynnwood Blvd., Nashville, TN 37205**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BSC-24-402

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 our hands this the 30 day of April, 2024.

Sam B. Girgus

Judith Scot-Smith Girgus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sam B. Girgus,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of April, 2024.

My Commission expires: Jan 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judith Scot-Smith Girgus,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of April, 2024.

My Commission expires: Jan 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON