Return to:
Rudy Title and Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206
File# BS-TAR-24-4306

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-942

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2024

Notary Public

Commission Expires: 11-3-25

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1130738 DEEDWARR
05/03/2024 01:45:36 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20240503-0032730

Address of New Owner	Send Tax Bills To:	Map & Parcel
TBKID, LLC 105 Westpark Drive, Ste. 190 Brentwood, TN 37027	NEW OWNER	061-06-0-043.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Imogene Pearsall, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TBKID, LLC, a Tennessee Limited Liability Company

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 Lot No. 136 on the Plan of Section One, Gra-Mar Acres of record in Plat Book 2133, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 136 fronts 110 feet on the Easterly side of Saunders Avenue and runs back between lines, 259.4 feet on the Northerly and 277.9 feet on the Southerly line, to a dead line, measuring 62 feet thereon.

Being the same property conveyed to Norman P. Pearsall and wife, Imogene W. Pearsall by Installment Deed from Charles B. Buchanan and wife, Bessie M. Buchanan of record in Book 2699, page 21, Register's Office for Davidson County, Tennessee, dated September 23, 1957 and recorded on October 1, 1957. Norman P. Pearsall died on or about January 30, 2016 thereby vesting title in Imogene W. Pearsall by reason of their tenancy by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4306 Saunders Avenue, Nashville, TN 37216

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 so 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.

Dated this the 4th day of April, 2024.

Imogene Pearsall

Imogene Pearsall

STATE OF TENNESSEE
COUNTY OF Sumner

On this 4th day of April, 2024, before me personally appeared Imogene Pearsall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2024.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER