THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1136321 DEEDWARR
05/17/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $10,545.00
20240517-0036778

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Angela Profeta 2223 Belmont Boulevard Nashville, TN 37212	Angela Profeta 2223 Belmont Boulevard Nashville, TN 37212	104 16 0 151.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lucy Elizabeth Donahue, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Angela Profeta**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2223 Belmont Boulevard, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 156 on the BELMONT LAND CO'S PLAN, called Belmont Heights, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, described as follows: Said part of Lot No. 156 fronts 50 feet on the Westerly side of Belmont Boulevard and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Lucy E. Donahue, by Special Warranty Deed from Robert Donahue, of record in Instrument No. 20231221-0098436, in the Register's Office of Davidson County, Tennessee, dated October 30, 2023 and recorded on December 21, 2023.

Being the same property conveyed to Robert Donahue and Lucy E. Donahue, Husband and Wife, by Warranty Deed from Catherine B. Snyder and Patrick M. Potempa, Wife and Husband, of record in Instrument No. 20200908-0101502, in the Register's Office of Davidson County, Tennessee, dated August 14, 2020 and recorded on September 08, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 17th day of May, 2024.

Lucy L Donahue
Lucy Donahue

STATE OF ~~TENNESSEE~~ TBK SOUTH CAROLINA
COUNTY OF CHARLESTON

On this ~~17~~ 15TH TBK day of May, 2024, before me personally appeared Lucy Donahue, 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 TBK 15TH ~~17~~ day of May, 2024.

Tanisha Bryant-King
Notary Signature TANISHA BRYANT-KING
My commission expires: 9/20/2031

TANISHA BRYANT-KING
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
My Commission Expires 9/20/2031

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,850,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of May, 2024.

Notary Public
My commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2025
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 05/17/2024.

Date

Holly Ray

Affiant Signature

05/17/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of May, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY