Karen Johnson Davidson County
Batch# 1141343 DEEDWARR
05/31/2024 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20240531-0040690

WARRANTY DEED

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

File No. AP-24-6476

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1315 5th Ave N, LLC	**1315 5th Ave N, LLC**	
(NAME) 1315 5th Avenue North	(NAME) **2200 Winford Ave**	082-09-0-069.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) **Nashville, TN 37211**	
(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, I/we, **Christian London, Individually and as Executor of The Estate of Jacqueline Renee London**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1315 5th Ave N, LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS REPRESENTATIVES, SUCCESSORS 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. 5 on the Plan of The Homestead Addition Estate of D.T. McGavock, of record in Book 57, Page 9, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the southwesterly margin of Summer Street, now known as Fifth Avenue North, and extends back between parallel lines 166.3 feet to an alley.

Being the same property conveyed to Hillard J. London and wife, Dolores J. London by Warranty Deed from John B. McVay and wife, Amy L. Douglas McVay of record in Book 6996, page 596, Register's Office for Davidson County, Tennessee, dated September 23, 1986 and recorded on October 1, 1986.

The said Dolores J. London having died on or about August 3, 2011, vesting Hillard J. London as surviving tenant by the entirety.

The said Hillard J. London, a/k/a Hillard Jack London, having died on or about December 30, 2019, with the Estate of Hillard (Jack) London being administered under Docket No. 21P1529, in the First Circuit Court for Davidson County, Tennessee Probate Division. A copy of the Last Will and Testament of Hillard (Jack) London is attached to Administrator C.T.A.'s Deed of record in Instrument No. 20231004-0078132, Register's Office for Davidson County, Tennessee. According to said Last Will and Testament of Hillard (Jack) London, the subject property was devised to Jacqueline Renee London.

The said Jacqueline Renee London having subsequently died on or about January 3, 2022, with the Estate of Jacqueline Renee London being administered under Docket No. 22P521, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Accoridng to the Last Will and

Testament of Jacqueline Renee London, the subject proeprty was devised to Christian London.

Being the same property conveyed to Jacqueline Renee London, c/o Christian London, Executor of the Estate of Jacqueline Renee London by Administrator C.T.A.'s Deed from Christian London, Administrator c.t.a of record in Instrument No. 20231004-0078132 Register's Office for Davidson County, Tennessee, dated October 4, 2023 and recorded on October 4, 2023.

This is property more commonly known as 1315 5th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 31st day of May, 2024.

Christian London

Christian London, Individually

The Estate of Jacqueline Renee London

By: Christian London

Christian London, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Christian London, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Christian London, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executor of The Estate of Jacqueline Renee London, the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand, at office, this 31st day of May, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore State of Tennessee Notary Public Davidson County

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 May 31, 2024.

Affiant Signature

5/31/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of May, 2024.

Notary Public

Notary's Seal:

