Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-RR-24-243

Karen Johnson
Batch # 1147217
06/14/2024 09:19:46 AM
Fees: $23.00 Taxes: $1,276.50

Davidson County
DEEDWARR
4 pgs

20240614-0044584

Name and Address of New Owner:
Nashville Metro Holdings, LLC, a Tennessee limited liability company
3000 Meridian Boulevard
Ste. 140
Franklin, TN 37067

Send Tax Bills To:
Nashville Metro Holdings, LLC, a Tennessee limited liability company
3000 Meridian Boulevard
Ste. 140
Franklin, TN 37067

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 133-02-0-274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Geraldine Mitchell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Property Plan of Subdivision of part of Lot 50 and all of Lots 51 and 52, of Nolen Heights Plan as of record in Plat Book 332, Page 162, Register's Office for said County, to which reference is made for a more complete description.

Said Lot fronts 50 feet on the southerly side of Mill Creek Pike and runs back between parallel lines 153.4 feet on the east line and 154.9 feet on the west line with an easterly margin of Waller Avenue to an alley, and shows 50 feet on said alley.

Tract 2

Being Lot No. 2 and lying on the property plan of subdivision of part of Lot 50 and all of Lots 51 and 52 of Nolen Heights Plan, as of record in Plat Book 332, Page 162,

Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southerly side of Mill Creek Pike and runs back between parallel lines 152 feet on the east line and 153.4 feet on the west line, with the easterly margin of Lot No. 1 to an alley, and shows 50 feet on said alley.

Included in the above description but expressly excluded from this conveyance is the following described property:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Nolen Heights, as of record in Book 332, Page 162, Register's Office for said County, described according to a survey made by E.L. Miller, Jr. & Co., November 15, 1966 as follows:

Beginning at the southeast corner of Antioch Pike and Waller Street, thence with said Antioch Pike south 86 ° 00' east 46 feet; thence south 4° west 136.5 feet; thence south 36° 15' west 19 feet to the northerly margin of an alley; thence with said alley, north 87° 30' west 30 feet to the easterly margin of Waller Street; thence with the said north 1° 49' east 154.9 feet to the beginning.

Also included in said description by excluded from this conveyance is the following described property conveyed to the Division of Public Property Administration by instrument of record in Book 4316, Page 917, Register's Office for Davidson County, Tennessee:

A strip or parcel of land in the 30th Council manic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 1 & 2 on the plan of the Subdivision of part of Lot 50 and all of Lot Nos. 51 and 52 Nolen Heights, as of record in Plat Book 332, Page 162, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Antioch Pike at the northeast corner of the property conveyed to Gladys V. Harrison, by deed of record in Book 4172, Page 261, thence with the easterly line of said property 19.05 feet to a point on the new relocated southerly margin of Antioch Pike; thence south 85° 29' 51" east 54.10 feet along the new relocated southerly margin of Antioch Pike to a point on the lot line between Lots 2 & 3 on said plan; thence north 2° 43' east with the line between said lots 20.73 feet to a point on the present southerly margin of Antioch Pike; thence north 87° 17' west 54.00 feet along the present southerly margin of Antioch Pike to the point of beginning.

Being the same property conveyed to Geraldine Mitchell by Deed dated August 7, 2012, from Margaret O. Tomlin, recorded August 7, 2012, in Instrument Number 20120807-0070414, in the Official Records of Davidson County, Tennessee.

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 improved property known as 243 Antioch Pike, Nashville, TN, 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of June, 2024.

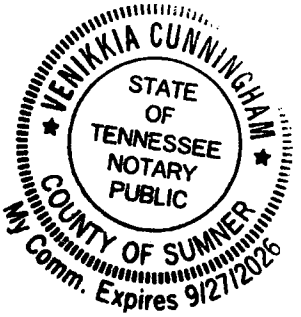
Geraldine Mitchell (SEAL)
Geraldine Mitchell

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of June, 2024, before me personally appeared Geraldine Mitchell, 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 11th day of June, 2024.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Geraldine Mitchell

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 11th day of June, 2024.

Notary Signature
My commission expires:

