Karen Johnson Davidson County
Batch# 1163401 DEEDWARR
07/29/2024 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20240729-0057053

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $224,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
TBKID, LLC	**New Owner**	**05316002500**
2000 Mallory Lane	**2000 Mallory Lane**	
Franklin, TN 37067	**Franklin, TN 37067**	

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 ACKNOWLEDGE, WE,

Jimmy Young, Trustee of the Albert Gardner Family Trust

HEREINAFTER CALLED 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 lying within the City limits Lakewood, Tennessee, being bounded on north by Right-of-Way of (R/W) of Ray Avenue (50' Public R/W) on the east by Helen Belsky as recorded in Instrument #200702280024746 Registers Office Davidson County (RODC), on the south by Charlene Kelly Capley Morgan as recorded in Instrument 20030820-0120591 RODC and on the west by Homer C. Flat, Sr. etux as recorded Book 2808, Page 171 RODC. Said tract being more particularly described, as follows:

POINT OF BEGINNING being a found concrete monument on the south R/W margin of Ray Avenue being the northeast corner of Lot #7 of the Final Plat of Green heights as previously mentioned, and the northwest corner of the tract being described; thence with said southerly R/W margin North 80 degrees 48' 00" East 130.00 feet to a found iron rod; thence leaving said R/W margin South 80 degrees 42' 11" West 70.00 feet to a found iron rod at the southeast corner of the subject tract; thence South 80 degrees 48' 35" West 129.55 feet to a found 1.5" iron pipe; thence North 9 degrees 03' 15" West 69.97 feet to the point of beginning. Containing 9,082 square feet or 0.21 acres.

Being the same property conveyed to Glenda Gardner and Jimmy Young, Co-Trustees of the Albert Gardner Family Trust, by Quitclaim Deed from James E Crump, III, remaining member of the Grissom Group, LLC, dated May 2, 2013, of record in Instrument No. 20130509-0047136, in the Register's Office for Davidson County, Tennessee. Glenda Gardner having since died on April 30, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 134 Ray Avenue, Nashville, TN 37138.

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 in 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.

Jimmy Young Date: 7/24/24

Jimmy Young
Trustee of the Albert Gardner Family Trust

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **JIMMY YOUNG** 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 forgoing instrument for the purpose therein contained and who further acknowledged that he is the Trustee of the Albert Gardner Family Trust and that he is authorized by Albert Gardner Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 24th day of July 2024, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark Bleeden, 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 7/26/24.

Date

Affiant Signature

7/26/24

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 26th day of July, 2024.

Jennifer Russell

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY