Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $290,000.00-.

Affiant

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

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1166443
08/05/2024 12:57:26 PM
Fees: $13.00 Taxes: $1,073.00

Davidson County
DEEDWARR
2 pgs

20240805-0059514

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RE
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	
1025 42nd Ave, LLC 1025 42nd Avenue North, Nashville, TN 37209	NEW OWNER	091-08-0-095

KNOW ALL MEN BY THESE PRESENTS that **Lunsford REI, LLC., a Tennessee limited liability company**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **1025 42 Ave. LLC., a Tennessee limited liability company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of L. H. Davis Subdivision of Lot No. 41 of Clifton Plan, as of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian Gainous by Clerk and Master Report of Sale Deed from Maria M. Salas, Clerk and Master of record as Instrument No. 20220623-0072079 in the Register's Office for Davidson County, Tennessee, dated April 4, 2022 and recorded on June 23, 2022. Further see Quit Claim Deed from Ashley Joanice Toney and Cornelius Marcello Yarber to Brian Gainous of record as Instrument No. 20230518-0037362 in the Register's Office for Davidson County, Tennessee, dated May 11, 2023 and recorded on May 18, 2023.

This is improved property having a physical address of: 1025 42nd Avenue North, Nashville, TN 37209

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

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 29th day of July, 2024

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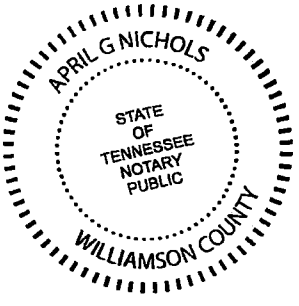
Lunsford REI, LLC, a Tennessee Limited Liability Company

By: _____
Ryan Beane, Authorized Agent

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Ryan Beane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent(or other officer authorized to execute the instrument) of Lunsford REI, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that such Authorized Agent or officer as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Authorized Agent.

Witness my hand and seal this 29th day of July, 2024.



_____
NOTARY SIGNATURE
Notary Expires: 7-6-2027