WARRANTY DEED

Karen Johnson
Batch # 1166779
08/05/2024 03:07:14 PM
Fees: $13.00 Taxes: $3,200.50

Davidson County
DEEDWARR
2 pgs

20240805-0059627

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $865,000.00.

Affiant

Subscribed and sworn to me on 08/02/24.

NOTARY PUBLIC

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RM-24-318

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Trade Partners, LLC 318 Elberta St. Nashville, TN 37210	Same as NEW OWNER	119 05 0 032.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton III and wife, Juli G. Horton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Trade Partners, LLC, a Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the westerly 86.66 feet of Lot 5, Block 28, on the Map of Re-Subdivision of Part of Cumberland Nurseries, a plan of which is of record in Plat Book 161, page 166, in the Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 5 fronts 86.66 feet on the northerly side of Elberta Street and runs back between parallel lines 248.0 feet to a dead line.
>
> Being the same property conveyed to Elberta Express, Inc., a Tennessee corporation, by Warranty Deed dated June 23, 2006, from Noble Ray Carson and wife, Evelyn Carson, of record in Instrument No. 20060630-0078494, in the Register's Office for Davidson County, Tennessee.
>
> Further being a portion of the same property conveyed to Alden Horton, III and wife, Juli Horton, by Quitclaim Deed from Elberta Express, Inc., a Tennessee corporation, of record in Instrument No. 20110705-0051332, in the Register's Office for Davidson County, Tennessee, dated July 1, 2011 and recorded on July 5, 2011.
>
> This is improved property known as 318 Elberta St., Nashville, Tennessee 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and

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 our hands on 08/02/24.

Alden Horton III

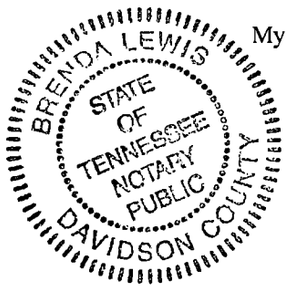
Juli G. Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/30/2024, before me personally appeared Alden Horton III and Juli G. Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/30/2024.

NOTARY PUBLIC



My Commission Expires: 9-8-2025