Name and Address of New Owner:
Greenmont Devco, GP
104 Lea Ave
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 1173496 DEEDWARR
08/23/2024 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,372.27
20240823-0064951

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **105-11-0-042.00**

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, **Hazel Linda Hall, Executrix and Heir, and Danny Earl Lucas, Heir of the Estate of Katherine Rhea Lucas, deceased**, "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Greenmont Devco, GP, a General Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Block C on the Plan of Partition of Mary E. Hamilton Lands of record in Plan Book 2, Page 94, Chancery Court for Davidson County, Tennessee, and being Lot No. 16 on the unrecorded Plan of Block C and part of Blocks A and B of said Mary E. Hamilton Lands, and described as follows:

Beginning on the northerly margin of Wingrove Avenue, at the corner of Lot Nos. 15 and 16; this said point being 311.2 feet east of the east margin of Rains Avenue; thence with the line between said lots, North 2 degrees, 32 minutes, East 150.2 feet; and South 86 degrees 59 minutes East 50 feet to the corner of Lot Nos. 16 and 17; thence with the line between said lots, South 2 degrees 32 minutes West 150.1 feet to the northerly margin of Wingrove Avenue; thence with the margin of said Avenue; North 87 degrees 11 minutes West 50 feet to the point of beginning.

Being the same property conveyed to Ollie Lucas and wife, Katherine Lucas by Warranty Deed from Bobby Joe Eaves and wife, Dorothy Eaves of record in Book 3969, Page 264, in the Register's Office for Davidson County, Tennessee, dated December 15, 1965 and recorded on December 16, 1965.

See Divorce Decree vesting the subject property into Katherine Rhea Lucas of record in Book 4510, Page 474, in the Register's Office for Davidson County, recorded June 11, 1971.

The same Katherine Rhea Lucus, having since died testate on October 5th, 1991, leaving the property to her daughter Hazel Linda Hall as executrix and heir pursuant to her Last Will and Testament, of record in the Probate Court of Davidson County, Tennessee in Mis. 356, Page 125. Danny Earl Lucas is joining in this deed to convey any interest he could have as an heir of the estate of Katherine Rhea Lucas.

Being improved property known as **436 Wingrove Street, Nashville, TN 37203.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantor covenant that they is lawfully seized and possessed of said real estate, have 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. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 22nd day of August, 2024.

Hazel Linda Hall (SEAL)
Hazel Linda Hall, Executrix and Heir

Danny Lucas (SEAL)
Danny Earl Lucas, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hazel Linda Hall and Danny Earl Lucas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of August, 2024.

Notary Public
My commission expires: 5-9-26



AFFIDAVIT OF VALUE

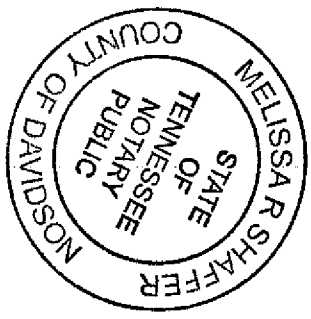
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $370,885.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of August, 2024.

Notary Public
My commission expires: 5-9-26



File No. GNT-24-3437

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On August 22, 2024, personally before me appeared Hazel Linda Hall, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she was the Executrix of the Estate of Katherine Rhea Lucas, and that she, as Executrix, executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 5-9-26

Note: the Estate of Katherine Rhea Lucas was closed in 1993, and the said Hazel Linda Hall was appointed Executrix in the Will. The said Hazel Linda Hall was granted a life estate in the Will, contingent upon her residing in the real property. Hazel Linda Hall no longer resides in the property, and conveys the property as Executrix and beneficiary/heir to convey all interest she may have be way of reversion.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On August 22, 2024, personally before me appeared Danny Earl Lucas, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is an heir of of Katherine Rhea Lucas and a beneficiary under the Will of Katherine Rae Lucas, and that he, as beneficiary/heir, executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 5-9-26

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-22-24.

Affiant Signature

8-22-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of August, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON