Name and Address of New Owner:
MAPA Properties LLC
1531 Winterberry Drive
Murfreesboro, TN 37130

Send Tax Bills To:
SAME

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 082 03 0 518.00

Karen Johnson Davidson County
Batch# 1178190 DEEDWARR
09/05/2024 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,037.85
20240905-0068396

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, **Jeffery Foster, Robert W. Johnson and Richard R. King, of The Hydinia Davis Estate**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MAPA Properties LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 38 on the Map of Sharpe and Crutcher's Addition, as of record in Book 57, Page 82, Register's Office of Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of North Fifth Street and runs eastwardly between parallel lines 165 feet to an alley on which it fronts 50 feet.

BEING the same property conveyed by Installment Deed from Eva R. Garfinkle to Hydinia Davis, unmarried, recorded May 26, 1966, as Book 4020 Page 485 in Davidson County, Tennessee Register of Deeds.

The said Hydinia Davis died intestate on or about February 14, 2024, leaving the said Robert Johnson, Richard King, and Jeffrey Foster as her sole heirs at law as evidenced in Davidson County Probate Case No. 24P1392.

Commonly Known As: 919 North 5th Street, Nashville, TN 37207

This is improved (X) or unimproved ( ) property, known as: 919 North 5th Street, Nashville, TN 37207

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 4th day of September, 2024.

The Hydinia Davis Estate

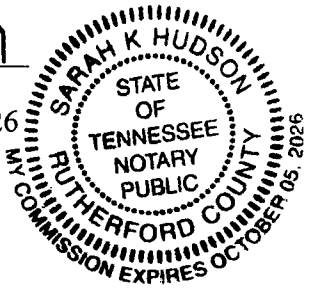
By: Jeffery Foster
Jeffery Foster

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4th day of September, 2024, before me personally appeared Jeffery Foster, of The Hydinia Davis Estate, 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 4th day of September, 2024.

Sarah K. Hudson
Sarah K. Hudson, Notary Public
My commission expires: 10/05/2026



By: _____
Robert W. Johnson

STATE OF MAINE
COUNTY OF Penobscot

On this 4th day of September, 2024, before me personally appeared Robert W. Johnson of The Hydinia Davis Estate, 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 4th day of September, 2024.

_____
Notary Signature
My commission expires: 6-20-2030

LISA J TILTON NOTARY PUBLIC MAINE My Commission Expires 06/20/2030

By: _____
Richard R. King

STATE OF MAINE
COUNTY OF Penobscot

On this 4th day of September, 2024, before me personally appeared ~~Robert W. Johnson~~ Richard R. King of The Hydinia Davis Estate, 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 4th day of September, 2024.

_____
Notary Signature
My commission expires: 6-20-2030

LISA J TILTON NOTARY PUBLIC MAINE My Commission Expires 06/20/2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $280,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

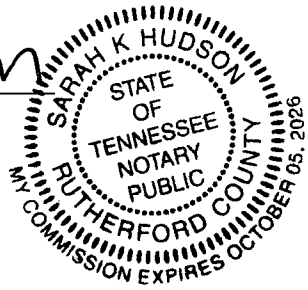
_____
(Affiant)

Sworn to and subscribed before me this
4th day of September, 2024.

Sarah K. Hudson

Sarah K. Hudson, Notary Public
My commission expires: 10/05/2024

File No. 2024-07-4150



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or 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 09|09|2024. (Date of Document)

Affiant Signature

Date: 09|05|2024

State of Tennessee)

County of Rutherford)

Sworn and Subscribed to me this 5th day of September, 2024

Sarah K. Hudson

Notary Public

My Commission Expires: 10|05|2026

