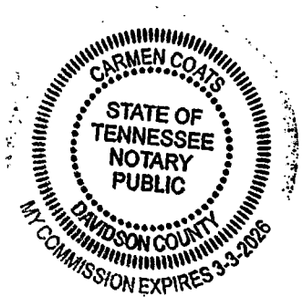
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

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

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Todd Jackson, Manager of Virtue Private Client, LLC trustee of Hira Laxmi Trust dated December 20, 2020	New Owner(s)	105-04-0-053.00
821 Murfreesboro Pike		
Nashville, TN 37217		

Karen Johnson
Batch # 1182247
09/16/2024 03:40:23 PM
Fees: $13.00 Taxes: $555.00

Davidson County
DEEDWARR
2 pgs

20240916-0071498

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRUCE CARLOCK, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD JACKSON, MANAGER OF VIRTUE PRIVATE CLIENT, LLC TRUSTEE OF HIRA LAXMI TRUST DATED DECEMBER 20, 2022**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, State of Tennessee, described as follows:

Being the Easterly half of Lot No 440 of Maury and Claiborne's Addition to South Nashville, as of record in Plat Book 21, Pages 84 and 85, Register Office for Davidson County, Tennessee.

Said half of Lot No. 440 fronts 30 1/2 feet on the Southerly side of Lafayette St (or Murfreesboro Pk), as widened and extends back 125 feet, more or less, between parallel lines to an alley.

Being the same property conveyed to Bruce Carlock by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs of record in Instrument No. 20100224-0013937, Register's Office for Davidson County, Tennessee, dated February 19, 2010 and recorded on February 24, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 133 Lafayette Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2__th day of August, 2024.

Bruce Carlock BY: Charles B. Griffith, Atty. in Fact

Bruce Carlock by Charles B. Griffith, his Attorney-In-Fact

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 Charles B. Griffith as Attorney-In-Fact for Bruce Carlock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2024.

Notary Public

My Commission Expires: 6/18/2028

