This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-4028-AJ

Karen Johnson Davidson County
Batch# 1187612 DEEDWARR
09/30/2024 09:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,304.25
20240930-0075384

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $352,500.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2024.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Metro Holdings, LLC **1224 Joseph Avenue** **Nashville, TN 37207**	New Owner 1224 Joseph Ave Nashville TN 37207	071 15 0 289.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brenda Lee Shelby, a single woman, and Pamela Sue Taylor, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company**, 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, Tennessee, being Lot No. 41 in C. F. SHARPE & W. L. HORNS 2ND SUBDIVISION OF LINDSEY PROPERTY NORTHEAST NASHVILLE, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.

Lot No. 41 fronts 50 feet on the West side of Joseph Avenue and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Robert Holman and wife, Carla Jean Holman, by Warranty Deed from W. A. McWhirter and wife, Mary E. McWhirter, of record in Book 4719, Page 219, in the Register's Office of Davidson County, Tennessee, dated June 08, 1973 and recorded on June 15, 1973. The said Robert Holman a/k/a Robert Lee Holman Sr., died on March 11, 2009, then Carla Jean Holman a/k/a Carla Jean Ritz Holman died June 8, 2024 [intestate]. See Affidavit of Heirship of record in Instrument No. 202409300075381, and Instrument No.202409300075382 or Davidson County, Tennessee.

See attached hereunto survey as Exhibit A.

This is improved property located at: **1224 Joseph Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record, 7) declaration of easement and maintenance agreement recorded in Instrument No.202409300075383

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 has executed this instrument on this 26th day of September, 2024.

GRANTOR:

Brenda Lee Shelby

Brenda Lee Shelby

Pamela Sue Taylor

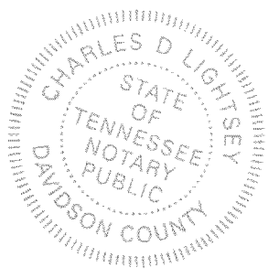
Pamela Sue Taylor

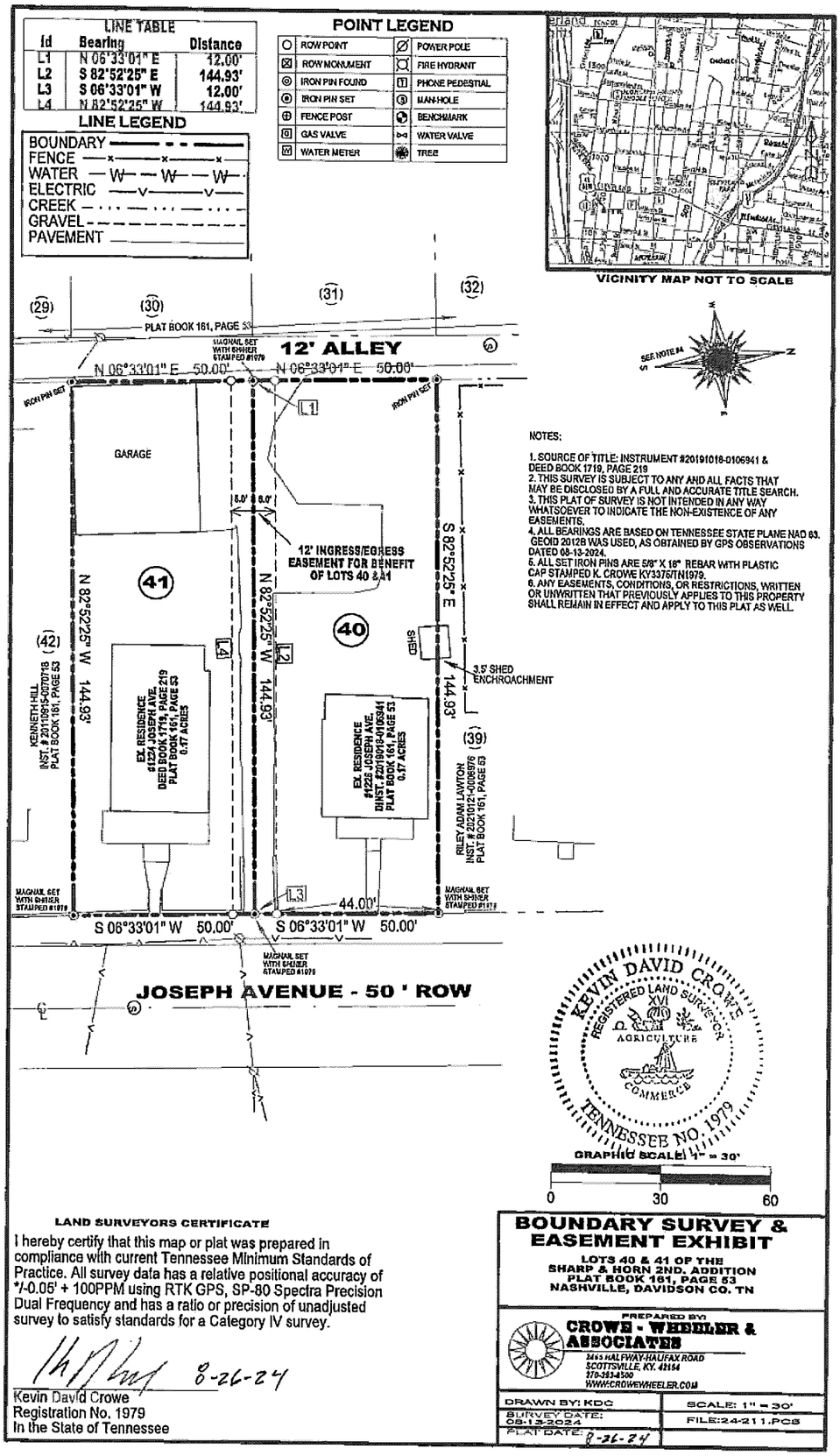
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda Lee Shelby and Pamela Sue Taylor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of September, 2024.

Notary Public
My Commission expires: 3/3/26





LAND SURVEYORS CERTIFICATE

I hereby certify that this map or plat was prepared in compliance with current Tennessee Minimum Standards of Practice. All survey data has a relative positional accuracy of */-0.05' + 100PPM using RTK GPS, SP-80 Spectra Precision Dual Frequency and has a ratio or precision of unadjusted survey to satisfy standards for a Category IV survey.

8-26-24

Kevin David Crowe
Registration No. 1979
In the State of Tennessee

BOUNDARY SURVEY & EASEMENT EXHIBIT

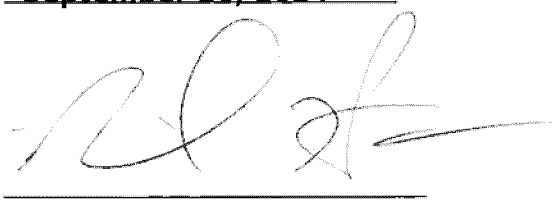
LOTS 40 & 41 OF THE
SHARP & HORN 2ND. ADDITION
PLAT BOOK 161, PAGE 53
NASHVILLE, DAVIDSON CO. TN

PREPARED BY
CROWE - WHEELER & ASSOCIATES
3465 HALFWAY-HALIFAX ROAD
SCOTTSVILLE, KY. 42164
270-753-4500
WWW.CROWEWHEELER.COM

DRAWN BY: KDC	SCALE: 1" = 30'
SURVEY DATE: 08-13-2024	FILE:24-211.PCS
PLAT DATE: 8-26-24	

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the 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 September 26, 2024.



Affiant Signature

9/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of September, 2024.



Notary's Signature

My Commission Expires: 3/9/27

Date

