Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-3997

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of October, 2024

Notary Public

Commission Expires: October 23, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
TD Enterprises, LLC 313 Rural Hill Ct Nashville, TN 37217	TD Enterprises, LLC 313 Rural Hill Ct Nashville, TN 37217	094 13 0 112.00

Karen Johnson Davidson County
Batch# 1191318 DEEDWARR
10/09/2024 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20241009-0078434

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Tabitha Lanae Ridge, as to a 1/8 interest, Ronnie Albert Stratton Brent, as to a 1/8 interest, Annette Duke Sharp, as Trustee for Carter Michael Duke as to a 1/8 interest, Alexis B. Sharp, as to a 1/8 interest and Annette Duke Sharp, as to a 1/2 interest** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TD Enterprises, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Expressway Commercial Park, of record in Book 3700, page 94, Register's Office for said County.

Said Lot No. 9 fronts 100.00 feet on the northwesterly margin of Calhoun Avenue and extends back on the northeasterly line, passing a witness line at 300.63 feet, a total distance

of 360.64 feet and extends back on the southwesterly line, passing a witness line at 302.85 feet, a total distance of 362.90 feet, to the center line of Browns Creek, measuring 100.12 feet thereon.

Being the same property conveyed to Ronnie Duke by Warranty Deed from Sidney T. Stanley, Charles I. Guinn. Jr., and Rickey L. Walker of record in Instrument No. 20010313-0024080, Register's Office for Davidson County, Tennessee, dated March 09, 2001 and recorded on March 13, 2001.

The said Ronnie Duke died testate on March 27, 2020 and by the terms of the decedent's Last Will and Testament as set forth in his Estate filed of record at Case-Number 75PR1-2020-PR-228, in the Probate Court for Rutherford County, Tennessee, said property was devised to Tabitha Lanae Ridge as to a 1/8 interest, Ronnie Albert Straton Brent as to a 1/8 interest, Annette Duke Sharp as Trustee for Carter Michael Duke as to a 1/8 interest, Alexis B. Sharp as to a 1/8 interest and Annette Duke Sharp as to a 1/2 interest. A copy of the decedent's said Last Will and Testament is also filed of record at Instrument No. 20221103-0118710, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tabitha Lanae Ridge as to a 1/8 interest, Ronnie Albert Straton Brent as to a 1/8 interest, Annette Duke Sharp as Trustee of Carter Michael Duke as to a 1/8 interest, Alexis B. Sharp as to a 1/8 interest and Annette Duke Sharp as to a 1/2 interest by Executor Quit Claim Deed from Annette Duke Sharp as Executor of the Estate of Ronnie Duke of record in Instrument No. 20230508-0034260 Register's Office for Davidson County, Tennessee, dated April 27, 2023 and recorded on May 08, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 534 Expressway Park Drive, Nashville, TN 37210

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 so 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. 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.

Dated this the 4th day of October, 2024.

Annette Duke Sharp

Tabitha Lanae Ridge

Ronnie Albert Stratton Brent

Alexis B. Stevens

Carter Michael Duke under the will of Ronnie Duke

By: Annette Duke Sharp, Trustee fbo Carter Michael Duke under the will of Ronnie Duke

Annette Duke Sharp, Trustee fbo Carter Michael Duke under the will of Ronnie Duke

STATE OF TENNESSEE
COUNTY OF WILSON

On this 4th day of October, 2024, before me personally appeared Annette Duke Sharp, Tabitha Lanae Ridge, Ronnie Albert Stratton Brent, Alexis B. Stevens, 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 October, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 4th day of October, 2024, before me personally appeared Annette Duke Sharp, Trustee of Carter Michael Duke under the will of Ronnie Duke, to me known to be the person (or persons) described in and who executed the foregoing instrument,), and who, upon oath acknowledged himself to be the Trustee of Carter Michael Duke within named bargainor, and as Trustee, as duly authorized, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/4/2024.

Affiant Signature – Joshua A. Terry

10/9/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/9/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27