WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

B-JMR-24-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
R & G Realty, LLC	**New Owner**	
(NAME)	(NAME)	**072-09-0-186.00**
209 Woodford Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TNNYC INVESTMENT GROUP LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **R & G REALTY, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Easterly 1/2 of Lot No. 11 on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County.

Said part of said lot fronts 50 feet on the Northerly side of Delmas Avenue and runs back between parallel lines, 191 feet more or less to a dead line.

Being the same property conveyed to Herbert Bain, Jr., and wife, Priscilla Faye Bain, by Warranty Deed from A. B. Cripps and wife, Lillie Mae Cripps, of record in Book 3676, Page 414, Register's Office for Davidson County, Tennessee, dated January 27, 1964 and recorded on January 30, 1964.

Herbert Bain, Jr died on October 28, 2012, leaving Priscilla Faye Bain as the surviving tenant by the entirety.

Being the same property conveyed to TNNYC Investment Group, LLC, a Tennessee liability company by Warranty Deed from Priscilla Faye Bain, unmarried of record in Instrument No. 20230202-0007674 Register's Office for Davidson County, Tennessee, dated January 24, 2023 and recorded on February 02, 2023.

This conveyance is subject to:
- Taxes for the year 2024, and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 Delmas Ave, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson
Batch # 1193040
10/11/2024 03:15:01 PM
Fees: $18.00 Taxes: $1,313.50

Davidson County
DEEDWARR
3 pgs

20241011-0079158

Witness my/our hand(s) this the 10th DAY OF OCTOBER, 2024.

TNNYC Investment Group LLC

BY: _____

Maureno Butchey
Authorized Agent

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAURENO BUTCHEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TNNYC INVESTMENT GROUP LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of October, 2024.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, PATTY PARSONS do hereby make oath that I am 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 10/10/24.

Affiant Signature

10/11/24
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 11th day of OCT, 2024.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)