Karen Johnson Davidson County
Batch# 1194211 DEEDWARR
10/16/2024 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $725.57
20241016-0080265

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $196,100.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2024.

Notary Public
My commission expires:
7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Maichel Basilious	**Capital Fund I, LLC**	**06013012100**
5025 Paperbirch Dr	14555 N. Scottsdale Rd.	
Smyrna, TN 37167	Suite 200 Scottsdale, AZ 85254	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 2629 Old Matthews Rd Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maichel Basilious, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 108, Revised Plan of Section Three, First Addition, Trinity Hills Village, of record in Book 4460, Page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias,Trustee of the 2629 Old matthews Rd Trust by Warranty Deed from Beverly Hart dated October 10, 2024 and recorded on October 15, 2024 in Instrument # 20241015-0079900, Davidson County Register Of Deeds.

Being the same property conveyed to Beverly Hart, a married woman, by Warranty Deed from BB Doubleday, Jr, dated February 5, 1996, of record in Book 9939, Page 764, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2629 Old Matthews Rd, Nashville, TN 37207.

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 in 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.

_____ Date: 10-10-24
The 2629 Old Matthews Rd Trust
BY ERIN DIAS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ERIN DIAS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 2629 Old Matthews Rd Trust and that she is authorized by _ The 2629 Old Matthews Rd Trust to execute this instrument on its behalf.

Witness my hand this 10th day of **October, 2024.**

_____
Notary Public
My commission expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Grace Vance, 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 10/10/24.
Date

GV
Affiant Signature

10/10/24
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 10 day of October, 2024.

Notary's Signature

My Commission Expires: 4-19-24

Notary's Seal (if on paper)

ANNA E. ROWLAND
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY