Karen Johnson Davidson County
Batch# 1199526 DEEDWARRSP
10/31/2024 12:31:30 PM 5 pgs
Fees: $28.00 Taxes: $3,052.50
20241031-0084407

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Louis Anderson Green, III Legacy Trust u/a/d September 10, 2024 1908 Wedgewood Avenue Nashville, Tennessee 37212	Map/Parcel Nos. 118-080-050.00	The Louis Anderson Green, III Legacy Trust u/a/d September 10, 2024 1908 Wedgewood Avenue Nashville, Tennessee 37212
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ROBERT C. VENABLE, an individual resident of the State of Tennessee (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to LOUIS ANDERSON GREEN, IV, AS TRUSTEE OF THE LOUIS ANDERSON GREEN, III LEGACY TRUST U/A/D SEPTEMBER 10, 2024 (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 2324 Kline Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Stacey Palmer
Affiant

Subscribed and sworn to before me this 30th day of October, 2024.

ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

Erica Allyn
Notary Public
My Commission Expires: 1/4/2027

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

29 IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective this day of October, 2024.

GRANTOR:

X Robert C. Venable

Robert C. Venable

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, A. Scott Hubbard, the undersigned, a Notary Public in and for said County and State, the within named ROBERT C. VENABLE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee, this the 29 day of October, 2024.

A. Scott Hubbard

Notary Public

My Commission Expires:
10-21-26

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

DESCRIPTION OF PROPERTY

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 359 on the Plan of Subdivision of Lot "A" in GRANDVIEW HEIGHTS, of record in Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee.

Said Lot No. 359 fronts 50 feet on the Easterly side of Kline Avenue and runs back between parallel lines, along the Northerly margin of Melrose Street, 150 feet to an alley.

Included in this description but specifically EXCLUDED herefrom is that portion of the property conveyed in Book 8493, Page 671, Register's Office for Davidson County, Tennessee. Description as follows:

Being a right-of-way and easement in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing Northerly right-of-way of Melrose Avenue and being a part of the Everett Johnson Property, as of record in Deed Book 7040, Page 380, R.O.D.C., Tennessee, and being more particularly described as follows:

Right-of-Way

Beginning at a point along the existing Northerly right-of-way of Melrose Avenue, said point being the Southwesterly corner of the aforementioned Everett Johnson Property; Thence leaving said point on a line North 25 degrees 26 minutes 37 seconds West, 14.54 feet, said line being the existing right-of-way of Kline Avenue, to a point; thence leaving said point on a line S 76 deg. 07' 08" East, 12.33 feet, to a point; Thence, leaving said point on a line North 64 degrees 16 minutes 06 seconds East, 37.54 feet, to a point; Thence, leaving said point along a curve to the right with a radius of 984.93 feet and an arc length of 103.08 feet, to a point; Thence, leaving said point along a line South 25 degrees 26 minutes 37 seconds East, 1.38 feet, said line being the existing Westerly right-of-way of a gravel alley, to a point being the Southeasterly corner of the aforementioned property; Thence, leaving said point on a line South 64 degrees 18 minutes 18 seconds West, 150.00 feet, said line being the existing Northerly right-of-way of Melrose Avenue, to the point of beginning.

Total right-of-way containing 862 square feet (0.020 acres, more or less.)

Being the same property conveyed to Robert C. Venable by Warranty Deed from John J. Fox and Shirley J. Fox, husband and wife, of record in Instrument No. 202112230169757 in the Register's Office of Davidson County, Tennessee

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2025 and subsequent years, a lien but not yet due and payable.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 10 / 29 / 2024

Bainbridge Dillion
Affiant Signature

Date: 10/ 30 / 2024

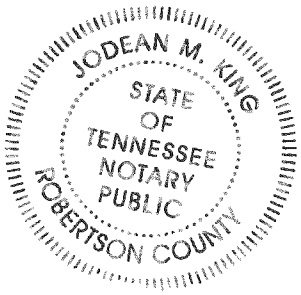
State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of October, 2024 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 10 / 30 / 2024