Karen Johnson Davidson County
Batch# 1200208 DEEDWARR
11/01/2024 09:02:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241101-0084772

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
2637 DELK AVENUE LLC C/O LAW GUYS PLLC 1555 RIO GRANDE AVE. FORT WORTH, TEXAS 76102	2637 DELK AVENUE LLC C/O 925 MANSFIELD STREET NASHVILLE TENNESSEE 37206	MAP/ PARCEL: 081 10 0 053.00

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF, AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409
TN ST §67-4-409(a)(1)(E)1555
(No oath of value required for exempt transactions.)

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRECENCE:
COUNTY OF DAVIDSON §

GRANTOR: **CLARIZZA HANDRA, JOINED *PRO FORMA* BY HER HUSBAND, MICHAEL J. GASBARA** a married couple, whose mailing address is 925 Mansfield Street, Nashville, Tennessee 37206.

GRANTEE: **2637 DELK AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, TRUSTEE OF 2637 DELK AVENUE LLC REVOCABLE TRUST,** whose mailing address is c/o Law Guys PLLC, 1555 Rio Grande Avenue, Fort Worth, Texas 76102.

CONSIDERATION: **NONE.**

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor, in exchange for the Consideration, has **GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property on this, the 12th day of October 2024.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, Grantee's heirs, executors, legal representatives, and assigns, forever. Grantor does hereby bind Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** the title to the Property to the Grantee, Grantee's heirs, executors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

[SIGNATURES & NOTARY ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on this, the 12th day of October 2024.

GRANTOR:

Clarizza Handra

CLARIZZA HANDRA

pro forma joinder by spouse

Michael J. Gasbara

MICHAEL J. GASBARA

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 12th day of October 2024, by Clarizza Handra and Michael J. Gasbara, for the consideration and in the capacity stated. This is an online notarial act.

JENNIFER S WITCHER
Notary ID #133958127
My Commission Expires
September 13, 2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revised Section Two, Normal Heights of record in the Plat Book 2330, Page(s) 53 and 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 39 fronts 50 feet on the Southwesterly side of Delk Avenue and runs back between parallel lines 150.3 feet to the right-of-way of the Tennessee Central Railroad,

Being the same lot or parcel of land as described in and conveyed by that certain Warranty Deed dated February 1, 2023, from Rose Blakemore, a Life Estate as to ½ undivided interest and Kamela Hardy, as to ½ undivided interest, in the remainder to Clarizza Handra, a married woman, of record February 6, 2023, Instrument Number 20230206-0008450, in the Public Records of Davidson County, Tennessee.

Map/Parcel Number: 081 10 0 053.00

Commonly known as 2637 Delk Avenue, Nashville, Tennessee 37208

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Christopher Stephen Tobin, 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 October 12, 2024 (date of document).

Christopher Stephen Tobin

October 12, 2024
Date

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 12th day of October 2024 by Christopher Stephen Tobin for and in the capacity stated. This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

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