Karen Johnson Davidson County
Batch# 1202678 DEEDWARR
11/07/2024 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20241107-0086888

WARRANTY DEED

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF September, 2024
Notary Public
MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC. 25 Century Blvd, Suite 402. Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS 1901 15th Ave N. LLC	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
4900 Centennial Blvd. (ADDRESS)	New Owner (NAME) (ADDRESS)	08107025700
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rogers H Gaines, Jr., Shirley A Gaines, and Yvonne D Martin** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1901 15th Ave N, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 22 on the Plan of Menee's Subdivision of lot No. 8 of Thomas Woodard's Subdivision, of record in Book 161, Page 44, Register's Office for said County, Said Lot No. 22 fronts 50 feet on the west side of 15th Avenue North and extends back 119.5 feet on the north line and 118.2 feet on the south line to an alley in the rear on which it measures 50 feet more or less.

Being the same property conveyed to Rogers H. Gaines and wife, Hazel L.Gaines, by Warranty Deed dated February 20, 1964 of record at Book 3702, Page 585 in the Register's Office of Davidson County, Tennessee. Rogers H. Gaines pre-deceased his wife Hazel L. Gaines leaving her as the remaining tenant by the entirety. Hazel L. Gaines died intestate on about July 23, 2023 leaving Rogers H Gaines, Jr., Shirley A Gaines, and Yvonne D Martin as her heirs by Affidavits of Heirship of record at Instrument Nos. _____ 202411070086886 & 202411070086887 in said Register's Office, Tennessee.

Grantors warrant that this property was not used as their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1901 15th Ave N Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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, its successors 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.

Witness my hand this 23rd day of September, 2024.

Rogers H Gaines, Jr.

Shirley A. Gaines

Yvonne D. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rogers H Gaines, Jr., Shirley A. Gaines, and Yvonne D. Martin**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2024.

Notary Public

My Commission Expires: 3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ryan Bane, 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 9/23/2024 (date of document).

Affiant Signature

9/23/2024
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires ~~July 6, 2027~~

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY