Karen Johnson Davidson County
Batch# 1205001 DEEDWARR
11/13/2024 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20241113-0088395

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: RES-24-3808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Investments, LLC		092 13 0 127.00
(NAME) 600 12th Ave S. Apt. 822 Nashville, TN 37203	(NAME) New Owner	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, FOR A SONG, A TENNESSEE GENERAL PARTNERSHIP, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, NICHOLAS INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Nashville, Davidson County, Tennessee, being Lot No. 5 of Block 19 on the Map of Charlotte Park 2nd Addition, as of record in Plat Book 57, Page 160 and 161, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 5 fronts 50 feet on the northerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ron Runyeon and Tia Sillers, as tenants in common, from Dawn Elizabeth Reed, unmarried, by Warranty Deed dated June 2, 2006, recorded June 12, 2006, in Instrument No. 20060612-0069204, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to For a Song Properties, LLC, from Ron Runyeon and Tia Sillers, by Quitclaim Deed dated December 20, 2006, recorded December 27, 2006, in Instrument No. 20061227-0158790, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to For a Song, a Tennessee general partnership, from For a Song Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 28, 2014, recorded May 1, 2014, in Instrument No. 20140501-0036819, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 3808 Elkins Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 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.

Witness my/our hand(s) this 8th day of November, 2024.

For A Song, a Tennessee general partnership

By: Ronald D Runy, Managing Partner
Ronald D. Runyeon, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of November, 2024, before me personally appeared Ronald D. Runyeon, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) described in, and who, upon oath, acknowledged himself to be the Partner of For A Song, a Tennessee General Partnership, the within named bargainor, and that he, as such Partner executed the foregoing instrument for the purpose
therein contained.

Witness my hand, at office, this 8th day of November, 2024.

Notary Signature
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/8/2024.

Affiant Signature

11/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of November 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY