Warranty Deed

Karen Johnson Davidson County Batch# 1206582 DEEDWARR 11/19/2024 11:15:30 AM 3 pgs Fees: $18.00 Taxes: $703.00 20241119-0089621	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $190,000.00. Affiant Subscribed and sworn to before me, this the 15th day of November, 2024. Notary Public My commission expires: 3/9/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nashville Metro Holdings LLC	**NEW OWNER**	052-01-0-044.00
3000 Meridian Boulevard, 160		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **URBAN GATE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE METRO HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain real estate in Davidson County, Tennessee, as follows, to-wit:

Being Lot No. 26 of Block "B" on the Map of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the Southerly side of Harris Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to William Ivey and wife, Iris O. Ivey by Deed from Harold B. Hall and wife, Annie V. Hall of record in Book 2595, page 602, Register's Office for Davidson County, Tennessee, dated September 18, 1956 and recorded on September 28, 1956.

Said William Ivey, having since died on November 1, 1958 leaving Iris O. Ivey as the surviving tenant by the entirety;

The aid Iris O. Ivey, having since died on April 29, 1992.

Being the same property conveyed to Janice Fay Ivy by Quitclaim Deed from William Dale Ivey of record in Book 8635, page 621, Register's Office for Davidson County, Tennessee, dated May 26, 1992 and recorded on May 28, 1992.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Janice Fay Ivy NKA Janice Ivy Reavis, an unmarried woman of record in Instrument No. 202409160071491 Register's Office for Davidson County, Tennessee, dated August 30, 2024 and recorded on September 16, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 320 Harris Street, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of November, 2024.

Urban Gate Properties LLC, a Tennessee Limited Liability Company

By: _____
Brandon Thornberry, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Urban Gate Properties LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2024.

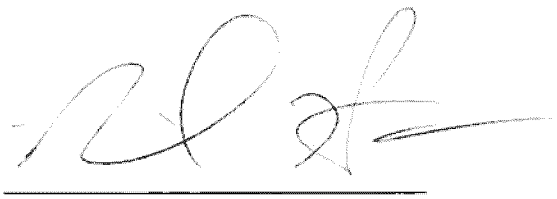
DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-25

_____
Notary Public

My Commission Expires: 3·3·25

Certificate of Authenticity

I, Nick Harris, 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 **November 15, 2024**.



Affiant Signature

11/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15th** day of **November**, 20 **24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

