THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16654-BW

Karen Johnson
Batch # 1206920
11/20/2024 10 04 25 AM
Fees $13 00 Taxes $3,200 50

Davidson County
DEEDWARR
2 pgs

20241120-0090210

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 865,000 00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 2024

Kim Murray
Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MAS Network Properties, LLC, a California limited liability company		
613 Linden Square	New Owner	117-01-0D-179.00
Nashville, TN 37215		
(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, WE, **Alonzo M. Tenison, III, Executor of the Estate of Shirley W. Tenison**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAS Network Properties, LLC, a California limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of the Condominium Site Plan of Lot No. 4, Linden Square, as of record in Plat Book 5210, Page 114, Register's Office of Davidson County, Tennessee, being Unit No. 618, on said Plan as established by Master Deed of Linden Square Homeowners' Association in Book 5386, Page 225, amended in Instrument No. 20220713-0080631, establishing a horizontal property regime, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to A M Tenison by Deed from George Gianikas, dated May 15, 1979 and recorded in Book 5482, page 328, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Shirley W Tenison by Quitclaim Deed from A M Tenison Jr to create a tenancy by the entirety, dated February 19, 2003 and recorded February 20, 2003 in Instrument t No 20030220-0022567, Register's Office of Davidson County, Tennessee A M Tenison having predeceased Shirley (per obit) Shirley Walne Tenison having become deceased on or about May 4, 2023, her Last Will and Testament duly entered for probate in the Circiut Court for Davidson County, Tennessee (Probate Division), bearing Docket No 23P1312 Under the terms of said Will, Alonzo M Tenison, III was appointed Executor of the Estate with full power and authority to sell the subject property

Shirley W. Tenison and Shirley Walne Tenison are one and the same person

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is improved property known as **613 Linden Square, Nashville, TN 37215**

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 GRANTEES, 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 our hands this the 18th day of November, 2024.

Estate of Shirley W. Tenison

BY: Alonzo M. Tenison III
Alonzo M Tenison, III, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alonzo M. Tenison, Executor of the Estate of Shirley W. Tenison,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of November, 2024.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY