Karen Johnson
Batch # 1211988
12/03/2024 11 59 34 AM
Fees $18 00 Taxes $2,627 00
Davidson County
DEEDWARR
3 pgs
20241203-0093812

WARRANTY DEED

FROM: **CHARLES H. WEATHERS, AN UNMARRIED PERSON**

TO: **MARLBOROUGH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES H. WEATHERS, AN UNMARRIED PERSON,** has bargained and sold, and by these presents does transfer and convey unto the said, **MARLBOROUGH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, a certain tract of property located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 192 on the Dr. R. W. Grizzard Subdivision or part of the Bosley Tract, not of record, and more particularly described according to a survey by Hickerson-Hickerson, Engineers dated September 9, 1963, as follows:

Beginning at an iron pin located on the easterly margin of Marlborough Avenue and being 266.0 feet South of the southerly margin of Fairfax Avenue and being the common front corner of Lots Nos. 191 and 192; thence with the line between said lots South 57 deg. 30' East 127.5 feet to an iron pin, said pin being the northeast corner of the herein described tract and being the northwest corner of the tract conveyed to Avada B. Holt of record in Book 3646, page 244, Registers' Office for Davidson County, Tennessee, thence with the Holt tract South 31 deg. 45' West 89.5 feet to an iron pin in the northerly margin of an alley, thence with said alley North 46 deg. 58' West 137.2 feet to an iron pin in the easterly margin of Marlborough Avenue; thence with said margin North 37 deg. 00' East 67.75 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land:

Beginning at a point in the east margin of Marlborough Avenue, said point being South 40 deg. West 266.0 feet from the south margin of Fairfax Avenue; thence South 54 deg. East 6.1 feet to a point; thence South 41 deg. 13 minutes West 67.5 feet in the north margin of an alley; thence along the said north margin North 46 deg. West 4.7 feet to a point in the east margin of Marlborough Avenue; thence along the said east margin North 40 deg. East 66.8 feet to the point of beginning and containing 363 square feet and being part of the same parcel conveyed by Roy M. Niel, et al to James B McClendon and Bertie Workman McClendon of record in Book 1733, page 307, Register's Office for Davidson County, Tennessee.

PREPARED BY
LAW OFFICES OF
BOSTON, HOLT & DURHAM, PLLC
235 WATERLOO STREET
P O BOX 357
LAWRENCEBURG, TN
38464-0357

This exclusion being the same property conveyed to the State of Tennessee by deed from Bertie W. McClendon of record in Book 4777, Page 226, Register's Office for Davidson County, Tennessee.

Conveyed property is subject to all matters as set forth in Installment Deed, of record in Book 5716, page 298, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Charles H. Weathers, single person from Bertie Workman McClendon and husband, James B. McClendon by Installment Deed dated February 27, 1981, of record in Book 5716, Page 298, Register's Office of Davidson County, Tennessee.

MAP & PARCEL: 104 10 0 131.0
PROPERTY ADDRESS: 3427-3429 MARLBOROUGH AVE, NASHVILLE, TN 37212

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said, **MARLBOROUGH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, their heirs/ successors and assigns, forever. And I do covenant with said **MARLBOROUGH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the matters set out above. And I do further covenant and bind myself, my successors/ heirs and assigns to warrant and forever defend the title to the said land to the said, **MARLBOROUGH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 29 day of November 2024.

Charles H. Weathers

CHARLES H. WEATHERS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared, **CHARLES H. WEATHERS,** to me known (or proven by satisfactory evidence) to be the person described in and who acknowledged that he/she executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed and for the purposes therein contained and expressed.

Witness my hand and official seal at Nashville (City), Tennessee, this the 29th day of November, 2024.

(SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 4/27/2025

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$710,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 29th day of November, 2024.

(SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 4/27/2025

PERSON RESPONSIBLE FOR PROPERTY TAXES: New Owner

SEND TAX BILLS TO: 2306 Woodmont Blvd, Nashville, TN 37215