WARRANTY DEED

Karen Johnson Davidson County
Batch # 1228005 DEEDWARR
01/17/2025 02 52 09 PM 2 pgs
Fees $13 00 Taxes $1,609 50

20250117-0004092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 9/8/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Urban Capital, LLC	**Urban Capital, LLC**	
(NAME) **119 Cumberland St**	(NAME) **119 Cumberland St**	**091-07-0-192 00**
(ADDRESS) **Ashland City, TN 37015**	(ADDRESS) **Ashland City, TN 37015**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ESTATE OF KIMBERLY BRASFIELD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBAN CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 1023 and the Westerly 7-1/2 feet of Lot No 1021 of Block No 173, Plan No 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee

Said Lot No 1023 and the said Westerly part of Lot No 1021 front together 42-1/2 feet on the Northerly side of Kentucky Avenue and run back between parallel lines, with the Easterly margin of 52nd Avenue North, formerly 11th Street, 150 feet to an alley

Being the same property conveyed to Kimberly A Cuffe and Mary I Cuffe, a tenants in common with right of survivorship by Warranty Deed from Christopher M Hendrix and wife, Kimberly Hendrix of record in Instrument No 20020107-0002225 Register's Office for Davidson County, Tennessee, dated December 31, 2001 and recorded on January 07, 2002

Being the same property conveyed to Kimberly A Cuffe by Quitclaim Deed from Mary I Cuffe of record in Instrument No 20041008-0121613 Register's Office for Davidson County, Tennessee, dated September 27, 2004 and recorded on October 08, 2004

The said Kimberly A Cuffe A/K/A Kimberly Brasfield having since died on July 24,2024 Mike J Urquhart, Administrator of the Estate of Kimberly Brasfield, has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket No 24P1716, the Seventh Circuit Court of Davidson County, Probate Division

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5110 Kentucky Ave, Nashville, Tennessee 37209**

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), 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 the 15 DAY OF JANUARY, 2025

Estate of ~~Kimberly Brasfield~~

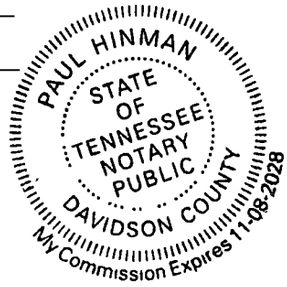
BY _____
Mike J Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE J URQUHART, ADMINISTRATOR of the ESTATE OF KIMBERLY BRASFIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 16th of January, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212