Karen Johnson
Batch # 1232427
01/31/2025 08 22 47 AM
Fees $13 00 Taxes $1,017 50

Davidson County
DEEDWARR
2 pgs

20250131-0007290

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$320,000.00~~ $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

File No. BC-24-485

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
NOSHAR, LLC	Michelle Carson	
(NAME)	(NAME)	
2007 Gooch Street	P. O. Box 160625	071-05-0-045 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37216	
(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, I/WE, **BERNICE EZELL**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOSHAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 8 on the Plan of Plan of E.T. Browns Subdivision of Parts of Lots 9 and 10 of Brooklyn of record in Plat Book 332, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 50 feet on the south side of a 38-foot unnamed street and runs back southerly between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Fred Ezell and wife, Katherine Ezell by Warranty Deed from Mattie Harris and Mary Harris of record in Book 3372, page 67, Register's Office for Davidson County, Tennessee, dated April 16, 1962 and recorded on April 17, 1962.

Being the same property conveyed to Robert Greene, Trustee by Quitclaim Deed from Katherine Ezell of record in Instrument No. 20240822-0064674 Register's Office for Davidson County, Tennessee, dated July 29, 2024 and recorded on August 22, 2024 and within the same deed the said Robert Greene, Trustee conveyed said interest to Katherine Ezell, a Life Estate and remainder in Fee Simple in Bernice Ezell.

The said Katherine Ezell having died on or about October 30, 2024.

The said Fred Ezell having died on or about May 8, 2008. See Affidavit of Heirship of record in Instrument No. 20080626-0065751.

This is property more commonly known as 2007 Gooch Street, Nashville, TN 37207.

This is property more commonly known as 2007 Gooch Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my hand this 28th day of January, 2025.

Bernice Ezell Overton

Bernice Ezell Overton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2025, before me personally appeared Bernice Ezell Overton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of January, 2025.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. JM-P-24-2007