WARRANTY DEED

Karen Johnson Davidson County
Batch # 1233497 DEEDWARR
02/04/2025 11 32 53 AM 2 pgs
Fees $13 00 Taxes $1,846 30

20250204-0008365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES. 05/08/2028

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

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)
Leslie Lain Thornhill	SAME AS NEW OWNER	
(NAME)	(NAME)	**082-09-0-467.00**
1330 7th Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **TBH PROPERITES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LESLIE LAIN THORNHILL, a married woman,** 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 Southwesterly Part of Lot No. 35 on the Plan of North Nashville Real Estate Company's Plan of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made fore more complete description of the property.

Said part of Lot 35 fronts 27 feet on 7th Avenue North beginning at a point in the Southwest corner of Lot No. 35 the same being the Northwest corner of Lot No. 33 and running thence in a Northerly direction with 7th Avenue 27.00 feet to a point thence in an Easterly direction with the new Interior he of Lot No. 35 118.33 feet to a point, thence in a Southerly direction 27.00 feet to the Northerly boundary of Lot No. 33; thence with the Northerly boundary of Lot No. 33 and the Southerly boundary of Lot No. 35 117.86 feet to the point of beginning.

Being the same property conveyed to TBH Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Raja Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No 20200814-0091084, Register's Office for Davidson County, Tennessee, dated August 11, 2020 and recorded on August 14, 2020

This conveyance is subject to·
- Taxes for the year 2025 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, in the 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. **1330 7th Ave North, Nashville, Tennessee 37208**.

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 31 DAY OF JANUARY, 2025

TBH Properites LLC

BY _____
Jonathan A Arbuckle
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A ARBUCKLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TBH PROPERITES LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 31st of January, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)



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