WARRANTY DEED

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

T-RP-25-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

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

Karen Johnson
Batch # 1238129
02/18/2025 02.07 43 PM
Fees $13 00 Taxes $740 00

Davidson County
DEEDWARR
2 pgs

20250218-0011849

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Rightway Properties Plus II, LLC	**New Owner**	
(NAME)	(NAME)	**09104007300**
Po Box 90584		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **39TH AVE PARTNERS LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RIGHTWAY PROPERTIES PLUS II, 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 part of Lot No 40 on the Plan of Clifton, Book 21, page 35, and part of the land lying south of same as described according to copy of survey made February 9, 1953, by George W. Watkins, Surveyor, as follows

Beginning at a point in the west margin of 39th Avenue North at a concrete monument in the southeast corner of Lot No. 1 on the Plan of record in Book 1424, page 105, Register's Office for said County, thence along the west margin of 39th Avenue North, south 14° 30' east 248 feet to an iron pin north of a fence line, which fence line is not the property line herein; thence leaving said 39th Avenue North, south 74° 45' west 225 feet to an iron pin, thence north 50 feet to an iron pin, a corner of the subdivision of record in Book 421, page 11, said Register's Office, and being the easterly terminus of what was formerly Phillips Street, thence crossing the terminus of what was formerly Phillips Street, passing a concrete monument at 35.6 feet, and passing another concrete monument at the southwest corner of Lot No. 1 on the Plan of record in Book 1424, page 105, and particularly along an old wall and a tree line west 34 feet east a total distance of 301 85 feet to the point of beginning

Being the same property conveyed to 39th Ave Partners LLC by Special Warranty Deed from Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as Attorney-in-Fact for the Heirs at Law of Sylvia Rose Barish Arlene Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E Morrison, together with Dina Barish (beneficiary under Will of David Barish) of record in Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee of record in Instrument No 20210315-0034173 Register's Office for Davidson County, Tennessee, dated March 11, 2021 and recorded on March 15, 2021.

This conveyance is subject to
- Taxes for the year 2025, not yet due and payable
- Subject to all matters shown on the Plan of record in Book 21, Page 35, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the survey made February 9, 1953, by George W Watkins, Surveyor NOTE· A copy of said survey has not been provided to or reviewed by our office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 39th Ave N, 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 6 DAY OF FEBRUARY, 2025

39th Ave Partners LLC

BY _____
Rahul Patel
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHUL PATEL, 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 MANAGER of 39TH AVE PARTNERS LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 6th of February, 2025

_____
Notary Public
My Commission Expires 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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