Karen Johnson Davidson County
Batch# 1240253 DEEDWARR
02/24/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $848.41
20250224-0013520

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-5269-KP

STATE OF TENNESSEE
COUNTY OF Maury
The actual consideration or value, whichever is greater, for this transfer is $229,300.00.

Kristin Pendergraft
Affiant
Subscribed and sworn to before me, this the 18th day of February, 2025.

DELAYNA SISK STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: 2/27/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Highfive Elite, LLC 1304 Vultee Blvd Nashville, TN 37217	New Owner	149 09 0 128.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, William Gerald, a married man ("Grantor"), transfer and convey unto Highfive Elite, LLC (individually and/or collectively, "Grantee"), 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. 212 on the Plat of BARCLAY SQUARE, SECTION 1, of record in Plat Book 4460, Page 141, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William Gerald, a married man, by Warranty Deed from Maria Braswell, Johnny Braswell, wife and husband, and Ricky Earps, married, of record in Instrument No. 20241030-0083520, in the Register's Office of Davidson County, Tennessee, dated October 25, 2024, and recorded on October 30, 2024.

Being the same property conveyed to Maria Braswell and Johnny Braswell, wife and husband and Ricky Earps, married, by Quitclaim Deed from Eugene Wallace Hall, III, of record in Instrument No. 20241008-0078153, in the Register's Office of Davidson County, Tennessee, dated October 08, 2024, and recorded on October 08, 2024.

Being the same property conveyed to George Edward Hall, unmarried, by Quitclaim Deed from Eugene Wallace Hall, III, unmarried, of record in Instrument No. 20231102-0085990, in the Register's Office of Davidson County, Tennessee, dated November 02, 2023, and recorded on November 02, 2023. The said George Edward Hall died on April 05, 2024, intestate, devising subject property to Eugene Wallace Hall, III. See Affidavit of Heirship recorded in Instrument No. 20241008-0078085.

Being the same property conveyed to Brenda Albright Hall, by Warranty Deed from Eugene W. Hall, Jr., of record in Book 4998, Page 178, in the Register's Office of Davidson County,

Tennessee, dated February 03, 1976, and recorded on February 19, 1976. The said Brenda Albright Hall died on June 12, 2023, intestate, devising subject property to George Edward Hall and Eugene Wallace Hall, III. See Affidavit of Heirship recorded in Instrument No. 20230706-0051775 and Instrument No. 20230706-0051776.

Being the same property conveyed to Eugene W. Hall, Jr., and wife, Brenda K. Hall, by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 4869, Page 614, in the Register's Office of Davidson County, Tennessee, dated November 19, 1974, and recorded on November 20, 1974.

This property is not a marital residence of the Grantor and is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **117 Apollo Court West, Nashville, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2025.

GRANTOR:

William Gerald

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Gerald, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of February, 2025.

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 18, 2025.

J. Carlton Drumwright

February 18, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 18, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY