WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242432 DEEDWARR
03/03/2025 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20250303-0015493

JM-FC-25-4412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires Nov 8, 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)
Adam T. Huffstutter	**Same As New Owner**	
(NAME)	(NAME)	**091-16-0-029.00**
4412 Park Avenue		
(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, **TANNER TOMES AND AMANDA TOMES, HUSBAND AND WIFE AND LELA WARREN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM T. HUFFSTUTTER, AN UNMARRIED MAN,** 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. "exchange building" on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the northerly margin of Park Avenue, formerly First Avenue, at a point 100 feet east of a lot formerly owned by Misses Strong, said point being the southeast corner of the property conveyed to Mamie Murray by deed from Bessie Lovelace and husband, of record in Book 611, page 648, said Register's Office; thence with said Murray's easterly line, northwardly 150 feet; thence eastwardly and parallel with the northerly margin of Park Avenue 50 feet; thence southwardly and parallel with Murray's easterly line 150 feet to the northerly margin of Park Avenue; thence with same westwardly 50 feet to the beginning.

Also conveyed herein to the Grantee, is all of Grantor's interest, if any, in the 10 1/2 feet x 160 1/2 feet strip of land located adjacent to the Property and runs from the alley behind 4501 Charlotte Avenue to Park Avenue which is referenced in Book 641, page 274, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tanner Lee Tomes, Amanda Tomes, Duane A. Warren and Lela Maria Warren, as Tenants in Common by Special Warranty Deed from Leslie M. Riley of record in Instrument No. 20221003-0108737 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on October 03, 2022.

The said Duane A. Warren having since died testate on April 3, 2024 though his Last Will and Testament was never admitted to probate. His interest in the subject property vested at death in Lela Warren, Dawn Rogers, Joleen Logan, and Randall Warren, and Sandra Solomon. his heirs at law; as evidenced by Affidavits of Heirship of record in Instrument Number 202503030015490 and 202503030015491 in the Registers Office for Davidson County, Tennessee. His heirs at law being one and the same as the devisees named under his unprobated Last Will and Testament.

Further being the same property conveyed to Tanner Lee Tomes, Amanda Tomes, and Lela Maria Warren by Quitclaim Deed from Dawn Rogers, Sandra Solomon, Joleen Logan, and Randall Warren of record in Instrument No. 202503030015492, Register Office for Davidson County, Tennessee, dated February 26, 2025 and recorded on 3-3-25.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 841, Page 396, 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: **4412 Park Avenue, 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 ~~28th DAY~~ OF FEBRUARY, 2025.

Tanner Tomes

Amanda Tomes

Amanda Tomes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANNER TOMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2025.

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

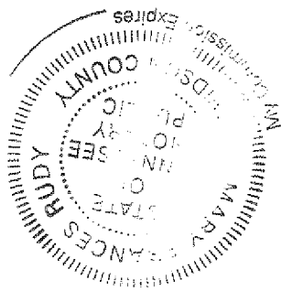


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA TOMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2025.

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



Witness my/our hand(s) this the 28th DAY OF FEBRUARY, 2025.

Lela Warren

Lela Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELA WARREN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2025.

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 28th day of February, 2025.

Robert L. Scruggs, Affiant — Date: 2-28-25

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 28th day of February, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025