WARRANTY DEED

Karen Johnson Davidson County
Batch # 1248139 DEEDWARR
03/19/2025 01 06 13 PM 2 pgs
Fees $13 00 Taxes $555 00

20250319-0019857

Y-MA-25-3018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

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)
Girl Tribe Ventures LLC	**Same as New Owner**	
(NAME)	(NAME)	
6412 Bresslyn Road		**060-02-0-167 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **RICHARD BURNELL WADE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GIRL TRIBE VENTURES 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 Lot No. 153 on the Plan of Section One, Parkwood Estates, of record in Book 2900, pages 119 and 120, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Richard Wade by Warranty Deed from Janice Minton, June McMahon, Joyce Hunt, and Jill Painter of record in Instrument No 20090209-0010970 Register's Office for Davidson County, Tennessee, dated February 04, 2009 and recorded on February 09, 2009

Richard Wade a/k/a Richard William Wade died intestate on July 5, 2023

Pursuant to Order entered January 27, 2025 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No 24P842, the Estate of Richard William Wade, Richard Burnell Wade a/k/a Ricky Smith is the sole heir at law and beneficiary of the said Estate Subject property is vested in Richard Burnell Wade by operation of law

Affidavits of Heirship put to record on November 13, 2023 in Instrument No 20231113-0088024 and Instrument No 20231113-0088025 are erroneous and have been corrected by Affidavit of Heirship together with copy of the aforesaid Order attached thereto as Exhibit "A" is being recorded simultaneously herewith in Instrument Number 20250319-0019856, Register's Office for Davidson County, Tennessee

This conveyance is subject to·
• Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee
• Restrictions of record in Book 3136, Page 52, as amended in Book 3253, Page 591, 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 **3018 Creekwood Drive, Nashville, Tennessee 37207**.

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 17th DAY OF MARCH, 2025

Richard Burnell Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BURNELL WADE, 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 17th of March, 2025

Notary Public
My Commission Expires: 1/11/26
(SEAL)

