39B

Name and Address of New Owner:
Dowling Capital Investments, LLC
721 Nissan Dr
Smyrna, TN 37167
Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch # 1251475 DEEDWARR
03/24/2025 03 24 27 PM 3 pgs
Fees $18 00 Taxes $2,220 00
20250324-0022023

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 071-16-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dowling Capital Investments, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being part of a lot marked "Widow Browne's Lot", as shown on the Plan of the subdivision of the Joe Browne Estates, as of record in Book 843, Page 107, Register's Office for said County, described according to survey made by Z. J. Wilkinson, Surveyor, November 25, 1957, as follows:

BEGINNING at the northeast corner of the Mile End Avenue and North 5th Street; thence with the easterly margin of North 5th Street, northwardly 216.6 feet to an iron pin; thence eastwardly 95 feet to an iron pin; thence southwardly 216.6 feet to an iron pin the northerly margin of Mile End Avenue; thence with the same, westwardly 96 feet to the beginning.

Being the same property conveyed to Alpa Beta Chapter of the National Sorority of Phi Delta Kappa, Inc., a Corporation by Deed dated June 30, 1997 from Nannie D. Driver, Ann Hellum Haynes and Carrie R. Hull, Trustees for The Alpha Beta Foundation, recorded July 8, 1997, in Book 10521, Page 903, in the Official Records of Davidson County, Tennessee. Also being the same property conveyed to Nannie D. Driver, Ann Hellum Haynes and Carrie R Hull, Trustees for The Alpha Beta Foundation, by Cash

Deed for Tennessee dated March 22, 1977 from Patricia Roberts Harris, Secretary of Housing and Urban Development, of Washington, D.C., recorrded on Marh 25, 1977 in Book 5128, Page 193, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 501 Douglas Avenue, Nashville, TN, 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of March, 2025.

Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc., a Tennessee Corporation

By: Vanessa White, President (SEAL)
Vanessa White, President

By: Ursula Smith, Treasurer (SEAL)
Ursula K. Smith, Treasurer

By: Ann D. Black (SEAL)
Ann D. Black, Housing Committee Chair

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Venikkia Cunningham of the state and county mentioned, personally appeared Vanessa White, President of Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc., Ursula K. Smith, Treasurer of Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc , and Ann D Black, Housing Committee Chair of Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President, Treasurer, and Housing Committee Chair of Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc., the within named bargainor, a Corporation, and that such Vanessa White, President of Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc , Ursula K. Smith, Treasurer of Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc , and Ann D. Black, Housing Committee Chair of Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc as such President, Treasurer, and Housing Committee Chair, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President, Treasurer, and Housing Committee Chair.

Witness my hand and seal, at office in Hendersonville, TN, this 20th day of March, 2025

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm Expires 9/27/2026

Notary Signature

My commission expires: _____

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

Sworn to and subscribed before me this 21st day of March, 2025

ANGELA K. PRESTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3/3/2029