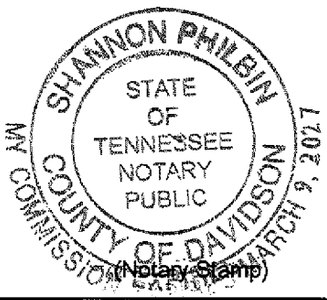
Karen Johnson Davidson County
Batch# 1257880 DEEDWARR
04/11/2025 10:38:30 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20250411-0027185



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before ~~me, this~~ 9th day of April, 2025.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Three Doors Down Development LLC	New Owner	118-09-0-207.00
959 Caldwell Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Aida Hughes and Karen Anne Anderson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Three Doors Down Development LLC, a member managed Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Yearwood Subdivision, of record in Book 1424, Page 48, Register's Office for said County.

Said Lot No. 5 fronts 75 feet on the Northerly side of Draughon Avenue and runs back 187.5 feet on the Easterly line and 190.1 feet on the Westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Robert L. Hughes, unmarried by Warranty Deed from Ruth E. Williams and Louis H. Williams Jr., and wife, Joy M. Williams of record in Book 2958, page 431, Register's Office for Davidson County, Tennessee, dated September 03, 1959 and recorded on September 04, 1959. Said Robert L. Hughes has been deceased, died on May 15, 2009. Affidavit of Heirship recorded on February 19, 2016 in Instrument No. 20160219-0015892, Register's Office for Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantees and is for investment purposes only.

This is improved property known as **959 Draughon Ave., Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of April, 2025.

Aida Hughes

Karen Anne Anderson

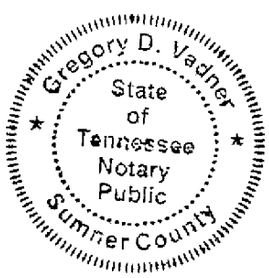
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Aida Hughes and Karen Anne Anderson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of April, 2025.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 25-000884-626



Certificate of Authenticity

I, Anthony N. Greco, 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 the 9th day of April, 2025.

Anthony N. Greco, Affiant

4/9/2025
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 9th day of April, 2025.

Commission Expires: July 17, 2027

Notary Public

