SEND TAX RILLS TO NEW OWNER:

JULIAN W. TUNE and wife,
MARY E TUNE
215 Brook Hollow Road
Nashville, Tennessee 37205

THIS INSTRUMENT PREPARED BY.

Rochelle, McCulloch & Aulds, P.L.L.C
Attorneys at Law
109 Castle Heights Ave North
Lebanon, Tennessee 37087

FILE NO 25-0447

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE SEARCH PERFORMED AND NO TAX ADVICE GIVEN

Tax Parcel ID No.
142 10 0 043.00

Karen Johnson Davidson County
Batch # 1262265 **DEEDWARR**
04/21/2025 10 01 43 AM 2 pgs
Fees $13 00 Taxes $1,198 80
20250421-0029898

DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, **GEORGE GAINES ROAD LLC, a Tennessee limited liability company,** has this day bargained and sold and do hereby quitclaim and convey unto **JULIAN W. TUNE and wife, MARY E. TUNE, as tenants by the entirety,** their heirs and assigns, forever, all of its right, title, interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No 30 on the Plan of RESUBDIVISION OF LOTS 29 & 30 HARPETH ESTATES, SECTION 2, as of record in Plat Book 4060, Page 179, in the Register's Office

Said Lot 30 fronts 92 feet on the North side of Goerge Gaines Drive and extends back 187 6 feet on the Easterly line and 188 83 feet on the Westerly line, to a dead line in the rear on which it measures 92 feet.

Being the same property conveyed to **GEORGE GAINES ROAD, LLC, a Tennessee limited liability company**, by Warranty Deed from Byran Ridenour, Heir and Devisee of Charles L. Story, dated December 16, 2024, and being of record in Instrument No 20241217-0097836, in the Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY known as 7416 George Gaines Road, Nashville, TN 37221.

THE UNDERSIGNED COVENANTS with said Grantees that it is lawfully seized and possessed of said property; that it has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

THIS CONVEYANCE is made subject to taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises

IN WITNESS WHEREOF, the undersigned has executed or caused this instrument to be executed by its duly authorized representative, this the 15th day of April, 2025

GEORGE GAINES ROAD LLC
a Tennessee limited liability company

By. MID-TN HOLDINGS, INC.
Its Sole Member

By: _____
DAVID B. FOUTCH, President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DAVID B. FOUTCH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **President** of **MID-TN HOLDINGS, INC.,** as the **Sole Member** of **GEORGE GAINES ROAD LLC, a Tennessee limited liability company,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation, it its capacity as the Sole Member of the company, by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 15th day of April, 2025.

_____
TINA DYER NOTARY PUBLIC

My commission expires 11/26/2028

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration given for this transfer is **$324,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 15th day of April, 2025

_____
NOTARY PUBLIC

My commission expires. 11/26/2028

TINA DYER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY