Karen Johnson
Batch # 1263491
04/23/2025 02 28 10 PM
Fees $13 00 Taxes $407 00
Davidson County
DEEDWARR
2 pgs
20250423-0031279

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES MAY 9, 2026
(AFFIX SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc , 1720 West End Ave, Suite 300, Nashville, TN 37203

File No · 2025040043

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Shah Hardwood Flooring LLC		
(NAME)	(NAME)	
504 Sands Ct	SAME AS NEW OWNER	059-08-0-036 00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TEN THOUSAND AND NO/100 Dollars ($110,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRIGETTE GATES, unmarried AND GEORGETTE GATES, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHAH HARDWOOD FLOORING LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot(s) 130B, as shown on the map entitled Trinity Hills, Section Four, Third Addition of Zone Lot Division of Lot No 13, Section Four, Third Addition, of record in Plat Book 6250, page 202, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to WILLIE L GATES, MARRIED, by deed from CARTER A HOWARD AND WIFE, PAMELA C HOWARD, of record in Instrument No. 20060607-0067752, dated June 1, 2006, said Register's Office

Willie L Gates having since died intestate on August 24, 2021 leaving GEORGETTE GATES AND BREGETTE GATES his only Heirs-at-Law. For further reference see Affidavit of Heirship of record in Instrument No 20231201-0092857, said Register's Office

unimproved ☐
This is improved ☒ property, known as 2706 Vista Ln, Nashville, TN 37207
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Executed by my hand this the 21st Day of April, 2025

Georgette Gates by Bregette Gate as Attorney in Fact by POA

Georgette Gates by Bregette Gate as Attorney in Fact by POA

STATE OF Tennessee

County OF Davidson

I, Tuwana J Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Bregette Gates as Attorney in Fact for Georgette Gates personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st Day of April, 2025

Notary Public

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

Executed by my hand this the 21st Day of April, 2025.

Bregette Gates

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Bregette Gates, personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the 21st Day of April, 2025.

Notary Public

My Commission Expires· May 9, 2026

(SEAL)

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES 05/09/2026

Please return to:
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # B-ELAM-25-2706