Karen Johnson Davidson County
Batch# 1264937 DEEDWARR
04/25/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,750.10
20250425-0031832

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,000.00
Sarah Hazlewood
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF April, 2025
Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~LRL Property Ventures LLC~~ CLC		
MIDTOWN REALTY, LLC (NAME)	NEW OWNER (NAME)	10508024400
P.O. Box 331235 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Melaton Bass-Shelton, married** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Midtown Realty LLC, a Tennessee limited liabilty company** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot Nos. 31 and 32, on the plan of Plan of Subdivision of Lots Nos. 4, 5-6, and parts of Lots Nos. 2 & 3 in Mallory's Plan, as shown by plat of record in Plat Book 161, Page 55, in the Register's Office for Davidson County,
Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucille Williams by Warranty Deed from Ruby Beach of record in Book 2927, page 241, Register's Office for Davidson County, Tennessee, dated July 10, 1959 and recorded on July 28, 1959.

Life Interest retained by Ruby Beach. Ruby Beach having since died on December 15, 1979.

Being a portion of the same property conveyed to TRL Inc., a Tennessee corporation, dba TRL Construction Company by Quit Claim deed from Lucille Williams Bass of record in Book 7672, page 482, Register's Office for Davidson County, Tennessee, dated September 30, 1988 and recorded on October 7, 1988.

Being the same property conveyed to Richard Manson by Quit Claim Deed from TRL Inc., a Tennessee corporation, dba TRL Construction Company of record in Book 7788, page 674, Register's Office for Davidson County, Tennessee, dated February 28, 1989 and recorded on March 8, 1989.

Being the same property conveyed to Lucile Williams Bass by Quit Claim Deed from Richard Manson of record in Book 7788, page 674, Register's Office for Davidson County, Tennessee, dated February 28, 1989 and recorded on March 8, 1989.

Being the same property conveyed to Richard Manson by Quit Claim Deed from TRL Inc., a Tennessee Corporation dba TRL Construction Company of record in Book 7836, page 968, Register's Office for Davidson County, Tennessee, dated April 20, 1989 and recorded on May 9, 1989.

Being the same property conveyed to Lucile Williams by Quit Claim Deed from Richard Manson of record in Book 7836, page 968, Register's Office for Davidson County, Tennessee, dated April 20, 1989 and recorded on

Being the same property conveyed to Renard A Hirsch Sr. Trustee by Quit Claim Deed from Lucile Williams Bass of record in Instrument No. 20081117-0112994 Register's Office for Davidson County, Tennessee, dated November 12, 2008 and recorded on November 17, 2008.

Being the same property conveyed to Lucile Williams Bass and Melaton Basss-Shelton, with right of survivorship by Quit Claim Deed from Renard A. Hirsch Sr. Trustee of record in Instrument No. 20081117-0112994 Register's Office for Davidson County, Tennessee, dated November 12, 2008 and recorded on November 17, 2008.

Lucille Williams is one and the same person as Lucile Williams Bass

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at the register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 408 Moore Ave Nashville, TN 37203
(House Number) (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.

Witness my hand this 21st day of April, 2025.

Melaton Bass-Shelton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Melaton Bass-Shelton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 2025.

Cheryl M Rodgers
Notary Public

My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 21, 2025.

Affiant Signature

25th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

