WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265326 DEEDWARR
04/28/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20250428-0032449

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/25/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/19/2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 1874-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Lipscomb University	New Owner	117-16-0-192.00
One University Park Dr		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Deborah Rhoads, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lipscomb University

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

To Certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 23 and 24 on the Map of S.F. and C.D. Morrow's Subdivision as of record in Plat Book 332, Page 86, Register's office for said County.

Said Lot adjoint and front together 100 feet on the Southerly side of Morrow Street and run back between parallel lines, with the Westerly margin of Dorris Avenue, 204.5 feet to a dead line.

Being the same property conveyed to Forrest N. Rhoads and wife, Marjorie J. Rhoads by Warranty Deed from Gideon Lester Long, Jr. and wife, Louise Giles Long of record in Book 3911, page 901, Register's Office for Davidson County, Tennessee, dated July 9, 1965 and recorded on July 14, 1965.

Being the same property conveyed to Pam Hughes, Trustee by Quitclaim Deed from Forrest N. Rhoads, and Marjorie J. Rhoads, of record in Book 7748, Page 930, Register's Office for Davidson County, Tennessee, dated January 6, 1989 and recorded on January 10, 1989, and within the same deed the said Pam Hughes, Trustee conveyed his interest in the subject property to Marjorie J. Rhoads.

Being the same property conveyed to Marjorie J. Rhoads and Deborah Rhoads by Quitclaim Deed from Marjorie J. Rhoads of record in Instrument No. 20040513-0056022 Register's Office for Davidson County, Tennessee, dated May 6, 2004 and recorded on May 13, 2004.

Marjorie J. Rhoads, having died intestate on May 23, 2014, her interest in said property vesting in her heirs at law: Forrest Neil Rhoads, Sr., Deborah Rhoads and Forrest Neil Rhoads, Jr.,

Being the same property conveyed to Deborah Rhoads, an unmarried woman by Quitclaim Deed from Forrest Neil Rhoads, Jr., and Deborah Rhoads and Forrest Neil Rhoads, Sr., all individually and as

Trustees, under the Marjorie Jones Rhoads Trust dated January 14, 2004 of record in Instrument No. 20151228-0130008 Register's Office for Davidson County, Tennessee, dated October 24, 2015 and recorded on December 28, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1101 Morrow Avenue Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 25, 2025.

Deborah Rhoads

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Deborah Rhoads, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 25, 2025.

Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

File #: 1874-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 25, 2025.

J. Carlton Drumwright

April 25, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 25, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY