Karen Johnson
Batch # 1265673
04/29/2025 11 06 25 AM
Fees $13 00 Taxes $958 30
Davidson County
DEEDWARR
2 pgs
20250429-0032948

WARRANTY DEED

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS. Rightway Properties Plus II, LLC	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME) 4487 Post Pl. Apt. 112	(NAME) New Owner	092-05-0-227 00
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(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, **Gladys Moore, Administratrix of The Estate of Louis Thomas Hall** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rightway Properties Plus II, LLC, a Tennessee limited liability 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:

Land in Davidson County, Tennessee, being Lot Nos. 4, 5, and the northerly 5 feet of Lot No. 3, Block 27 on the Plan of Fisk University Place of record in Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots and said part of said lot adjoin and front together 55 feet on the West side of 31st Avenue North and run back between parallel lines, parallel to and 70 feet North of Batavia Street, 150 feet to an alley.

Being the same property conveyed to Louis T. Hall and wife, Mary Sue Hall by Warranty Deed from Julia Sarver Stokes Harris of record in Book 2805, Page 139, Register's Office for Davidson County, Tennessee, dated September 16, 1958 and recorded on September 19, 1958.

Mary Sue Hall predeceased Louis T. Hall, leaving him as surviving tenant by the entirety.

Louis T. Hall died intestate on or about February 11, 2020.His estate duly entered for probate in the Seventh Circuit Court for Davidson County, Tennessee bearing Docket No. 24P857.

For information purposes only: 903 31st Ave N, Nashville, TN, 37209

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

This is improved x unimproved property, known as 903 31st Ave N Nashville, TN 37209
(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.

Return to:
Judy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # T-JU-25-903

Witness my hand this 22nd day of April, 2025.

The Estate of Louis Thomas Hall

Gladys Moore, Administratrix

Gladys Moore, Administratrix

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Gladys Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Administratrix of The Estate of Louis Thomas Hall, the within named bargainor and that as such Administratrix executed the foregoing instrument for the purpose therein contained by personally signing the name of the Estate of Louis Thomas Hall by herself as Administratrix.acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2025

Matt Deckard
Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16 2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 22, 2025.

Affiant Signature April 28, 2025

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 28th day of April, 2025

Dana Delworth

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028