WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268633 DEEDWARR
05/05/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250505-0034739

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on 04/29/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Flooring Guys III 408 Landon Drive Nashville, TN 37220	SAME AS NEW OWNER	147 15 0 147.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephanie Gay Felts, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The Flooring Guys III, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Whispering Hills, Section 1, of record in Plat Book 2331, Page 84, as revised on the plan of Revised Plan of a portion of Whispering Hills, Section 1, of record in Plat Book 2330, Page 133, Register's Office for said County. Said Lot fronts 159 feet on the southerly side of Highcrest Drive and runs back 220 feet on the easterly line and 220 feet on the westerly line to a dead line, measuring 84 feet thereon.
>
> Being the same property conveyed to Stephanie Gay Felts, unmarried by Quitclaim Deed from Fred R. Felts, dated March 23, 2004 and recorded on June 29, 2004 in Instrument No. 20040629-0076990, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 533 Highcrest Drive, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 04/29/25.

Stephanie Gay Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/29/25, before me personally appeared Stephanie Gay Felts, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 04/29/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 29th, 2025.

John Cobb Rochford

April 29th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 29th, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025