Return To:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
17625

PREPARED BY (AND RETURN TO).
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1269805 DEEDWARR
05/07/2025 09 59 12 AM 2 pgs
Fees $13 00 Taxes $2,220 00
20250507-0035628

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No. 64054
Dav Co File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Growth Capital, LLC 6987 Tartan Drive Brentwood, TN 37027-7918	New Owner

TAX MAP PARCEL NUMBERS: 10505008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Harkey, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Growth Capital, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being the easterly 99 6 feet of Lot No 1 and the easterly 99.6 feet of the northerly 19.4 feet of Lot No 2 on the Plan of the Subdivision of Lot No. 40 in O B. Hayes Plan of Large Lots, of record in Book 148, page 433, Register's Office for said County, and being described according to a copy of a survey by T.R. Sanford, dated April 19, 1961 as follows:

Said parts of said lots adjoin and front together 99.4 feet on the westerly side of 15th Avenue South and run back between parallel lines with the southerly margin of Horton Avenue, now known as Deford Bailey Avenue, 99 6 feet to a dead line

Being the same property conveyed to Falk and Harkey Properties, a partnership of Leslie Falk and William E Harkey, by Warranty Deed from William E Harkey and wife, Connie N. Harkey, dated December 19, 1986 and recorded on December 23, 1986, of record in Book 7079, page 379, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated October 9, 1998 and recorded October 28, 1998, of record in Book 11174, page 442, said Register's Office, subject proeprty was conveyed to William E Harkey and wife, Maureen May Subject property was further conveyed to William E. Harkey by Quitclaim Deed from Maureen May, dated March 4, 2010, recorded March 4, 2010, of record in Inst. No 20100304-0016606, said Register's Office

Maureen L May, spouse of William E Harkey, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to: Taxes for 2025, and subsequent years

This is improved property, known as 1501 Deford Bailey Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 5th day of May, 2025.

William E. Harkey

Maureen L. May

State of Tennessee

County of Davidson

On this 5th day of May, 2025, before me the undersigned authority, personally appeared William E. Harkey and Maureen L. May, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $600,000 00

Affiant

Sworn and subscribed before me this 5 day May, 2025.

Notary

My Commission Expires _____

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026