Karen Johnson
Batch # 1270411
05/08/2025 10 10 17 AM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20250508-0036033

WARRANTY DEED

State of AL
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2025

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 05/06/2026

(AFFIX SEAL)

KATIE KIMBROUGH NOTARY PUBLIC ALABAMA STATE AT LARGE

#17632

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
YHYS, LLC, a Tennessee Limited Libaility Company MM REI Holdings, LLC, Series K P.S	NEW OWNER	081-11-0-545 00
(NAME)	(NAME)	
6688 Nolensville Road Suite 108-154		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Gladys Minerva Sowell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **YHYS, LLC, a Tennessee Limited Liability Company, as to a 50% interest and MM REI Holdings, LLC, Series K P.S., as to a 50% interest, as tenants in commons,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly sixty-four feet of Lot No. 126 in D.T. McGavocks's and others Addition to Nashville, Tennessee, known as the Addition to the Tow of McGavock, a plan of which is of record in Book 21, Page 41, of the Register's office for Davidson County, Tennessee.

Beginning at the northwest corner of Lot No. 126 and running southwardly 64 feet to a point; thence eastwardly and parallel with the north line of said Lot 154 feet to an alley, thence northwardly along the westerly margin of said alley 64 feet to the northeast corner of Lot No. 126; thence along the northerly line of Lot No. 126 and parallel with the southerly line 154 feet to the point of beginning.

Being the same property as conveyed to William I G Sowell and wife, Gladys M. Sowell by deed of record in Book 4575 Page 496 The said William I. G. Sowell predeceased Gladys M Sowell Gladys M. Sowell conveyed a 50% interest to Kenneth L. Brown in instrument # 20190516-0046244. Kenneth L. Brown Conveyed back his 50% interest to Gladys M Sowell in instrument # 20200817-0092199 giving her a 100% interest. Kenneth L. Brown signed for Gladys M Sowell to convey 50% interest back to himself in instrument # 20200923-0109234 of which was null and void by order recorded in instrument # 202503190019590 giving Gladys M. Sowell as 100% fee simple interest in subject property

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1624 12th Ave. N, Nashville, TN 37208
(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/our hands this 2nd day of May, 2025.

The Estate of Gladys Minerva Sowell

By: _____
James E. Kennedy, Executor

State of Tennessee
County of Davidson

On this the 1st day of May, 2025, before me, personally appeared James E Kennedy as Executor of the Estate of Gladys Minerva Sowell, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 2nd day of May, 2025.

_____
Notary Public MY COMMISSION EXPIRES 05/06/2026
My Commission Expires. _____

File No.: 17632

KATIE KIMBROUGH
NOTARY
PUBLIC
ALABAMA STATE AT LARGE