Name and Address of New Owner:
FTN Investments, LLC
1041 1st Ave S.
Nashville, TN 37210

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25020207

Map and Parcel: 094 01 0 050.00

Karen Johnson Davidson County
Batch# 1274026 DEEDWARR
05/16/2025 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250516-0038597

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Francis W. Foley, Jr.**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **FTN Investments, LLC,** a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Payne, Blackmore & Cummings Addition to East Nashville, as of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the westerly side of South 12th Street, and runs back between parallel lines, with the northerly margin of Sevier Street, 161 feet to an alley.

Being the same property conveyed to Francis W. Foley Jr. unmarried by Quitclaim Deed filed for record on May 19, 2010 in Instrument Number 20100519-0038776, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Book 57, page 70, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 620 South 12th Street, Nashville, TN 37206

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 13th day of May, 2025.

Francis W. Foley, Jr.

State of Tennessee

County of Rutherford

Personally appeared before me, Francis W. Foley, Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13 of May, 2025.

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00.

Affiant Signature

Subscribed and sworn to before me, this 13th day of May, 2025.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 5/13/25 (date of document)

Regina Sullo

Affiant Signature

May 16, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 16 day of May, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202505160038597