Karen Johnson Davidson County
Batch# 1274094 DEEDWARR
05/16/2025 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $2,886.00
20250516-0038704

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067
File No. 202510401

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$780,000.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14th day of May, 2025.

Notary Public
My Commission Expires 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of May, 2025, among:

CYRUS GASTON SHICK BY ROBERT W. SHICK JR. AS ATTORNEY IN FACT, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Nashville Metro Holdings, LLC, a Tennessee limited liability company

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, described as follows:

Beginning on the west margin of Fourteenth Street, formerly Weakley Avenue, at the northeast corner of a lot conveyed by Merry A. Maney and wife, Gertrude Maney to Mary Anne Bates, by deed of record in Book 587, page 227, Register's Office for Davidson County, Tennessee; thence westerly with the northerly line of said Bates' line 222.0 feet to the easterly margin of a proposed alley; thence northerly with the same, 73.22 feet, more or less, to the southerly margin of another alley, being the first alley south of Grand Avenue; thence easterly with the southerly margin of said alley, 222.0 feet to the westerly margin of Fourteenth Street; thence southerly with the westerly margin of Fourteenth Street, 73.22 feet, more or less, to the beginning.

Being the same property conveyed to Robert W. Shick, Jr. and wife, Catherine Coke Shick by deed from Katheryn Garretson, unmarried, dated March 24, 2000, of record in Instrument No. 20000290031531, Register's Office for Davidson County, Tennessee. The property was further conveyed to Catherine Winston Coke by deed from Robert William Shick, Jr., of record in Instrument No. 20130501-0043365, as corrected in Instrument No. 20140620-0054111, said Register's Office. The said Catherine Winston Coke having since died intestate on February 20, 2018 and pursuant to Affidavit of Heirship of record in Instrument No. 20220627-0073642, said Register's Office, her sole heir at law being Cyrus Gaston Shick.

The property is also known as 921 North 14th Street, Nashville, TN 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument No. 202505160038703 in the aforementioned Registers Office for Davidson County Tennessee on _____.

Cyrus Gaston Shick **by** _____, **Attorney-in-Fact**

Cyrus Gaston Shick by Robert W. Shick Jr. as attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Robert W. Shick Jr.**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Cyrus Gaston Shick,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 14 day of May, 2025.

_____
Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 921 North 14th Street
City, State, Zip: Nashville, TN 37206

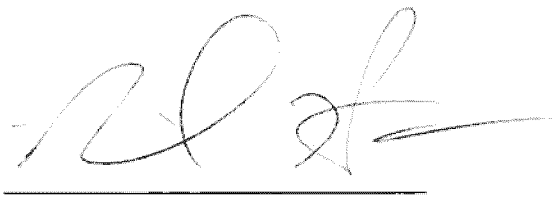
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 921 North 14th Street
City, State, Zip: Nashville, TN 37206

Tax ID: 083-01-410.00

Certificate of Authenticity

I, Nick Harris, 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 **May 14, 2025**.



Affiant Signature

5/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14** day of **May**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

