Name and Address of New Owner:
Aspire Real Estate Experts
1033 Demonbreun Street Suite 300
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1279554 DEEDWARR
05/30/2025 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20250530-0042556

Send Tax Bills To:
Aspire Real Estate Experts
Owners Address

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 081-06-0-414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacquelyn Council, Jeffery Council, Carolyn Rena Ravenell, an unmarried woman, Tisha Harris, and William Council, III**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aspire Real Estate Experts,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of S.P.A. Subdivision, of record in Book 1424, page 136, Register's Office for said County.

Said Lot No. 8 fronts 67.8 feet on the east side of 25th Avenue North and runs back 212.4 feet on the north line and 210 feet on the south line to a dead line in the rear on which it measures 40.2 feet.

Being the same property conveyed to William H. Council and wife, Letha Eddins Council, dated July 14, 1959 by Warranty Deed from F. L. Moore and wife, Lillian L. Moore, recorded July 15, 1959 in Book 2925, Page 199, said Register's Office. The said William H. Council, Sr., died December 15, 2015, leaving his spouse Letha H. Council, as his sole heir at Law. Letha H. Council, having since died on December 27, 2017. Affidavits of Heirship of record in Instrument Number 202505300042554 and 202505300042555, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1842 25th Avenue North, Nashville, TN, 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2025.

_____ (SEAL)
Jacquelyn Council

_____ (SEAL)
Jeffery Council

_____ (SEAL)
Carolyn Rena Ravenell

_____ (SEAL)
Tisha Harris

_____ (SEAL)
William Council, III

202505300042556

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of May, 2025, before me personally appeared Jacquelyn Council, Jeffrey Council, Carolyn Rena Ravenell, Tisha Harris and William Council, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2025.

Notary Signature
My commission expires:

VERNIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 29th day of May, 2025.

Notary Signature
My commission expires:

VERNIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 5-29-25.

Drusilla Bryant
Affiant Signature

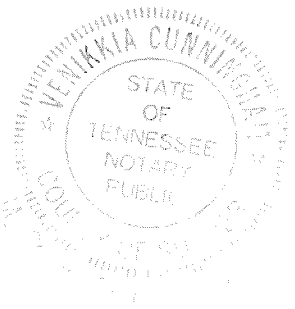
5-29-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of May, 25.

Notary's Signature



My Commission Expires: _____

Notary's Seal