Karen Johnson Davidson County
Batch# 1279928 DEEDWARR
05/30/2025 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20250530-0042680

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510461

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 **$210,000.00** 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 29th 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 29th day of May, 2025, among:

KELVIN W. SALES, MARRIED AND

CHANDRA J. SALES, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its 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, being Lot No. 407, on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Walker Sales and wife, Barbara J. Sales by deed from Lee T. Brown and wife, Patricia Ann Brown, dated August 1, 1974, of record in Book 4841, page 301, Register's Office for Davidson County, Tennessee. The said Barbara J. Sales having since died on March 26, 2013, leaving Walker Sales as surviving tenant by the entirety. The property was further conveyed to Walker Sales, as to a Life Estate and Kelvin J. Sales and Chandra J. Sales, as to the Remainder by deed from Walker Sales, dated January 3, 2014, of record in Instrument No. 20140113-0003233, said Register's Office. The said Walker Sales having since died December 27, 2024.

Being also known as 3853 Woodward Drive, Nashville, TN 37207.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

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.

Kelvin W. Sales

Chandra J. Sales

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kelvin W. Sales and Chandra J. Sales, 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.

Witness my hand and official seal this 29th day of May, 2025.

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

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 3853 Woodward Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 3853 Woodward Drive
City, State, Zip: Nashville, TN 37207

Tax ID: 059-11-118.00

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 29, 2025**.

Affiant Signature

5/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

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