WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280174 DEEDWARR
06/02/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,974.80
20250602-0043019

File No. BC-24-468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $804,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Best Street	**New Owner**	
(NAME) **944 Main Street**	(NAME)	051-00-0-119.00
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMUEL D. GRAHAM, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEST STREET, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, TN. and described according to a survey by Rocky L. Montoya, Surveying, dated February 17, 2020 as follows:

Beginning at an iron rod (old) in the east margin of Walton Lane, said point being the south west corner of this lot # 1, the north west corner of the Woodland Streets Partner, LLC, Metro Tax Map, Parcel (061010A00400CO) thence, along the south margin of Walton Lane with a curve to the right having a delta angle of 72 degrees 40 minutes 38 seconds, a radius of 385.30 feet, a tangent of 283.43 feet a length of 488.74 feet, a chord of 456.62 feet to an iron rod (old), said point being the Northeast corner of this lot # 1, the Northwest corner of Metro Tax, Parcel (05100012000); thence, along the common line of this tract and Parcel 120; South 04 degrees 57 minutes 39 seconds West 317.95 feet to an iron rod (set) in the north line of Woodland Streets Partners, LLC, Metro Parcel (4), thence, along the north line of Parcel 4 and the south line of this lot #1 North 82 degrees 31 minutes 25 seconds South west 341.99 feet to the point of beginning, containing 77,515 square feet, 1.78 more or less.

Being the same property conveyed to Samuel D. Graham, an unmarried man by Administrator's Deed from Sandra Ford, Administrator of the Estate of Ulysses G. Bryant Jr. dated March 20, 2020 and recorded March 26, 2020 in Instrument No. 20200326-0032785, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 3311 Walton Lane, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 30th day of May, 2025.

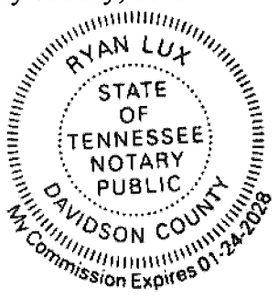
Samuel D. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2025, before me personally appeared Samuel D. Graham, 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 30th day of May, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, 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 30, 2025**.

Date

Alli P

Affiant Signature

6/2/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County