Karen Johnson Davidson County
Batch# 1280175 DEEDWARR
06/02/2025 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250602-0043020

WARRANTY DEED

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TC-3313-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Best Street, a Tennessee general partnership	**New Owner**	
(NAME) **944 Main Street**	(NAME)	**051 00 0 120.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RONALD ALLEN DEAL, SR., UNMARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BEST STREET, A TENNESSEE GENERAL PARTNERSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being the Westerly 68 Feet, Front and Rear, as Shown on a Survey Made by ZJ Wilkinson, Surveyor, Dated October 27, 1960.

Said Tract of Land Fronts 68 Feet on the Southerly Side of Walton Lane and Runs Back Parallel Lines 330 Feet to a Dead line in the Rear.

Being the same property conveyed to Ronald Allen Deal, Sr., by Warranty Deed from Alfredo Monreal, of record in Instrument No. 20200706-0072210, in the Register's Office of Davidson County, Tennessee, dated June 26, 2020, and recorded on July 06, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Rights of the public to the use of that part of the land described herein within the bounds of Walton LN.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 3313 Walton Lane, Nashville, TN 37216.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th day of May, 2025.

Ronald Allen Deal Sr

Ronald Allen Deal, Sr.

STATE OF GEORGIA
COUNTY OF RABUN

On this 29th day of May, 2025, before me personally appeared Ronald Allen Deal, Sr., 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: 1/7/29

CHERYL B DILLARD
NOTARY PUBLIC
My Commission Expires
01-07-2029
RABUN COUNTY, GEORGIA

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 29, 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