WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280178 DEEDWARR
06/02/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250602-0043024

File No. BC-24-458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

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 NUMBERS
Best Street	**New Owner**	
(NAME) **944 Main Street**	(NAME)	051-00-0-121.00
(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, **BENJAMIN S. TRAVIS AND OLIVIA A. TRAVIS, HUSBAND AND WIFE**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows, to-wit:

Beginning at a new iron rod in the Southerly Margin of Walton Lane, being the Northwest corner of the Royce Fentress property recorded in Deed Book 3406, Page 80, and being the Northeast corner of the property herein described; Thence along the Westerly line of the Fentress property South 7 degrees 31 minutes in a distance of 323.17 feet to an existing iron pipe in a fence right of way; Thence along the fence line North 79 degrees 41 minutes West a distance of 66.0 feet to an existing iron pipe; thence along the Moreal Alfredo property recorded in Instrument Number 201201260007323 North 7 degrees 31 minutes East a distance of 323.32 feet to a new iron rod in the Southerly margin of Walton Lane; thence along the Southerly margin of Walton Lane South 79 degrees 33 minutes East a distance of 66.0 feet to the beginning and containing 0.49 acres more or less.

Being the same property conveyed to Benjamin S. Travis and Olivia A. Travis, husband and wife by Warranty Deed from Jose Carrillo and wife, Isabel Carrillo of record in Instrument No. 20160404-0031911 Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 04, 2016.

This is property more commonly known as 3315 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 our hand this 27th day of May, 2025.

Benjamin S. Travis

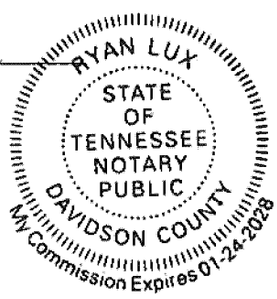
Olivia A. Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2025, before me personally appeared Benjamin S. Travis and Olivia A. Travis, 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 27th 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 27, 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