Warranty Deed

Karen Johnson Davidson County
Batch# 1280654 DEEDWARR
06/03/2025 07:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250603-0043291

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2025.

Notary Public

My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Core Holdings, LLC	New Owner(s)	082-08-0-120.00
2206 21st Avenue South, Suite 200		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REBECCA GAINES AND JAMES GAINES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and described partially according to a survey made by Geo. W. Watkins, Surveyor, April 10, 1952, as follows:

Beginning at a point in the northerly margin of West Eastland Avenue, formerly Cleveland Street, 60 feet west of the southwest corner of Lot No. 14 on the Plan of the Richmond Subdivision of record in Book 974, Page 19, Register's Office for said County; thence north 4 deg. 10 min. east 270.5 feet to a point; thence north 86 deg. 45 min. west 50 feet to a point, the northeast corner of the property conveyed to S.D.Harrison, by deed of record in Book 2443, Page 577, said Register's Office; thence along Harrison's easterly line south 4 deg. 10 min. west 270.5 feet to a point in the northerly margin of West Eastland Avenue; thence with the margin of the same, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Rebecca Gaines and James Gaines, wife and husband by Warranty deed from Steven M. Tucker, an unmarried man of record in Instrument No. 20071115-0134262 Register's Office for Davidson County, Tennessee, dated November 13, 2007 and recorded on November 15, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 905 West Eastland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2025.

Rebecca Gaines

James Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rebecca Gaines and James Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2025.

Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 30 day of May, 2025.

Affiant Signature

Date 5/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

