Karen Johnson Davidson County
Batch# 1284070 DEEDWARR
06/13/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250613-0045898

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-30602-25

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of June, 2025

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stella E. McAuley & Drew S. McDaniel 3501 Elkins Avenue Nashville, TN 37209	Same address as new owner	092-13-0-344.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($525,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NBS MANAGEMENT, INC., a Tennessee for-profit corporation** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STELLA E. MCAULEY, AN UNMARRIED WOMAN, AND DREW S. MCDANIEL, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being the east part of Lot No. 112 on the Plan of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description, and being further described as beginning on the southerly margin of Elkins Avenue, 50 feet easterly from the easterly margin of an alley; thence with the southerly margin of said Avenue, easterly 44 feet to the corner of Lots No. 112 and 113; thence with the line between said two lots, southerly 140 feet, more or less, to the northerly margin of an alley; thence with said alley, westerly 35.8 feet to a point 40 feet easterly from the easterly margin of the first mentioned alley; thence northerly 138-1/2 feet, more or less, to the beginning.

Being the same property conveyed to NBS Management, Inc., a Tennessee for-profit corporation, from Alexander Snow, an unmarried man, and NBS Management, Inc., a Tennessee for-profit corporation, as tenants in common with right of survivorship, by Quitclaim Deed dated April 21, 2025 and recorded April 22, 2025 in Instrument #20250422-0030713, said Register's Office.

Being the same property conveyed to Alexander Snow, an unmarried man, and NBS Management, Inc., a Tennessee for-profit corporation, as tenants in common with survivorship rights, from Amanda Attas, aka Amanda Satcher, and husband, William Satcher, by Warranty Deed dated January 19, 2018 and recorded January 22, 2018 in Instrument #20180122-0006260, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3501 Elkins Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10 day of June, 2025

GRANTOR(S)

NBS Management, Inc., a Tennessee Corporation

By: Nicholas B. Snow

Nicholas B. Snow, ~~President/director~~ Sole Shareholder JP

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Nicholas B. Snow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be ~~President/director~~ Sole Shareholder NBS of NBS Management, Inc., the within named bargainor and that he as such ~~President/director~~ Sole Shareholder JP of NBS Management, Inc., executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10 day of June, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell
Printed Notary Name

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 **June 10, 2025**.

Date

Alli P

Affiant Signature

6/11/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** 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