STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/19/28
File No. G25-23349

LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 1288235 DEEDWARR
06/20/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20250620-0048620

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jim Sweeney Construction Inc. (NAME)	New Owner (NAME)	072-03-0-405.00
P.O. Box 2495 (STREET ADDRESS)	|| (STREET ADDRESS)	
Hendersonville, TN, 37077 (CITY) (STATE) (ZIP)	|| (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **3506 Associates, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jim Sweeney Construction Inc., a Corporation**, HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 2 on the Final Plat of Re-Subdivision of Lot 117, Inglewood Place, of record in Instrument Number 20170824-0086988, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to recorded plat for a more comphrehensive legal description.

BEING PART OF the same property conveyed to 3506 Associates, LLC by Warranty Deed from March Egerton, dated 12/22/2017 and recorded 12/28/2017 in Instrument No. 20171228-0131855, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is un-improved property, known as 1203 Greenfield Ave., 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 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. Whenever 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 18th day of June, 2025.

3506 Associates, LLC, a Limited Liability Company

By: _____
Donald Kendall, Partner

By: _____
David S. Abbey, Partner

By: _____
Kenneth Knuckles, Partner

By: _____
Gary Emerson, Partner

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Donald Kendall, David S. Abbey, Kenneth Knuckles, and Gary Emerson, Partners of 3506 Associates, LLC, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of the maker or constituent of the maker, and are authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2025.

_____
Notary Public

My Commission Expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/18/25 (date of document).

Affiant Signature

6/18/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 18th day of June, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY