THIS INSTRUMENT WAS PREPARED BY	BOX 10-A
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8530-WE Karen Johnson Davidson County Batch # 1289155 DEEDWARR 06/24/2025 10 09 14 AM 2 pgs Fees $13 00 Taxes $3,848 00 20250624-0049542	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,040,000 00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JUNE, 2025. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL) JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Expires May 28, 2029 WILLIAMSON COUNTY OF

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
1016 Halcyon, LLC	**1016 Halcyon, LLC**	
4301 Hillsboro Road, Suite 300	4301 Hillsboro Road; Suite 300	118-01-0-220.00
Nashville, TN 37215	Nashville,TN 37215	
(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, **Joan E. Curry, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1016 Halcyon, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 11 on L G Noel's Plan of Idlewild, as of record in Book 161, page 120, Register's Office for Davidson County, Tennessee

Said Lot No 11 fronts 50 feet on the Northerly side of Halcyon Avenue, and extends back Northwardly between parallel lines, and with the Easterly margin of Preston Street, 150 feet to a 15 foot alley in the rear, on which it measures 48 feet.

Being the same property conveyed to Joan E Curry by Warranty Deed from John Kennedy Tubbs, of record as Instrument No 20010403-0032157 Register's Office for Davidson County, Tennessee, dated March 09, 2001 and recorded on April 03, 2001

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is improved property known as **1016 Halcyon Avenue, Nashville, TN 37204**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 hands this the 20 day of June, 2025

Joan E Curry by JAW attorney-in-fact

Joan E. Curry by James A. Waechter, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Joan E. Curry**, as her Attorney in Fact, as the free act and deed of the within named **Joan E. Curry**.

Witness my hand and official seal this the 20th day of June, 2025.

My Commission expires Nov 8, 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON