Prepared by ~~and return to~~

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027
Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch # 1292336 DEEDWARR
07/01/2025 11 03 55 AM 3 pgs
Fees $18 00 Taxes $2,793 50

20250701-0051780

File No 2025-1145

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $755,000 00

Jennifer H Wilson
Affiant

Subscribed and sworn to before me this 30th day of June, 2025

Hillary Torrence
Notary Public
My Commission Expires 12/17/2028

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
360 Development LLC	New Owner	
8119 Isabella Ln Ste 101 Brentwood, TN 37027		103-12-0-156 00

WARRANTY DEED

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 hereby acknowledged, we

Patricia A. Zerbe, Executrix of the Estate of Lucien E. Rawls

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

360 Development LLC, a Tennessee limited liabilty company

Land in Davidson County, Tennessee, being Lot No. 16 and the northerly one-half of Lot 15 of Block "C" on the Plan of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for said County

Said lot fronts 60 feet on the westerly side of Mockingbird Road and runs back 155 40 feet on the northerly line and 1544 84 feet on the southerly line, to a dead line on which it measures 68 feet

Said part of Lot 15 fronts 30 feet on the westerly side of Mockingbird Road and runs back 154.84 feet on the northerly line and 156 11 feet, more or less, on the southerly line, to a dead line on which it measures 35 feet.

Being the same property conveyed to LUCIEN E. RAWLS AND WIFE, DOROTHY JORDAN RAWLS, by deed from WILLIAM CARROLL ANDERSON AND WIFE, KATHRYN ELIZABETH ANDERSON, of record in Book 2739, page 279, dated February 24, 1958, said Register's Office.

Dorothy Jordan Rawls having since died leaving Lucien E. Rawls the surviving tenant by entirety.

Lucien E. Rawls, a widower further conveyed to Lucien E. Rawls and Paul L. Rawls, as Joint Tenants with right of survivorship, by quitclaim deed of record in Instrument No. 20020402-0039767, dated March 25, 2002, said Register's Office.

Paul L. Rawls having since died on April 28, 2009 leaving Lucien E. Rawls the surviving joint tenant by the entirety.

Lucien E Rawls having since died testate on February 15, 2025. Pursuant to the terms of the will of Lucien E. Rawls of record in Docket No. 25P601 in the Seventh Circuit Probate Court of Davidson County, Tennessee, said property is to be administered as part of the probate estate

This conveyance is subject to any and all restrictions and easements of record.

This is X improved _____unimproved property and the address of the herein described property is believed to be 225 Mockingbird Road, Nashville, TN 37205, 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 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 my hands this 26th day of June, 2025

Estate of Lucien E Rawls

By Patricia A. Zerbe, Executrix
Name Patricia A Zerbe
Title Executrix

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Patricia A Zerbe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of the within named bargainor, an Estate, and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Patricia A Zerbe as such Executrix

Witness my hand, at office, this 26TH day of June, 2025

Cheryl M Cail
Notary Public CHERYL M. CAIL
My Commission expires 09/15/2027

