WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1292695
07/02/2025 11 05 AM
Fees $13 00 Taxes $1,295 00

Davidson County
DEEDWARR
2 pgs

20250702-0052272

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Fidelis Investment Group LLC	Same as New Owner	
(NAME)	(NAME)	**082-08-0-194.00**
8805 Ivy Mount Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELVIN MCLAURINE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FIDELIS INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 12, on the Map of McNish Subdivision, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee

Said Lot No. 12 fronts 50 feet on the east side of Myrtle Street and runs back between parallel lines 160 feet, more or less, to an alley

Being the same property conveyed to Bobby Bostick and wife, Evelyn Bostick by Installment Deed from Katherine Gee Kindsred, Alice Odie, Marie H. Gee, and Anna Dinkins of record in Book 2282, page 113, Register's Office for Davidson County, Tennessee, dated May 22,1954 and recorded on May 22, 1954

Bobby Bostick having become deceased on or about September 2, 2013; leaving Evelyn Bostick as sole tenant by the entirety Being the same property conveyed to Evelyn Bostick, unmarried and Kelvin MacLaurine, unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Evelyn Bostick, unmarried dated December 15, 2023 and recorded December 19, 2023 in Instrument No 20231219-0097768, and Scriveners Affidavit of record in Instrument No 20240417-0027362, said Register's Office. Evelyn Bostick died on or about April 6, 2024, leaving KelvinMacLaurine as the surviving tenant

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **723 Myrtle St, Nashville, Tennessee 37206**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 27 DAY OF ~~MAY~~ June, 2025

Kelvin McLaurine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of ~~May~~ June, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212