WARRANTY DEED

Karen Johnson
Batch # 1295180
07/08/2025 01 57 49 PM
Fees $13 00 Taxes $6,216 00

Davidson County
DEEDWARR
2 pgs

20250708-0053674

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/11/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,680,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27th DAY OF JUNE, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/11/26

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3412LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Justin Simpson	State Employees' Credit Union	
304 35th Avenue	PO Drawer 25279	
Nashville, TN 37209-3921	Raleigh, NC 27611	092 13 0 374 00

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, **J. DAVID PEARSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN SIMPSON, AN UNMARRIED PERSON,** 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

Located in the Davidson County, State of Tennessee, described as follows. to-wit

Land in Davidson County, Tennessee, being Lot No 108 on the Map of Hortense Place as of record in Book 161, Page 167, Register's Office for said county

Said Lot number 108 fronts 50 feet on the Easterly side of Woodfin Street or 35th Avenue North and runs back between parallel lines 150 ft to an alley

Being the same property conveyed to J David Pearson, by Warranty Deed from Fred Woodrow Buchanan, a single man, dated February 11, 2023, and recorded February 23, 2023, of record in Instrument No 20220223-0020593, in the Register's Office for Davidson County, Tennessee

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY, THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Book 161, Page 167, of the Public Records of Davidson County, Tennessee Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Instrument No 20041222-0152417, as amended in Instrument No 20050728-0088189 and 20051031-0131161, all of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin Nevada Heights Architectural Design Committee recorded in Instrument No 20050819-0099130 and 20050819-0099131, of the Public Records of Davidson County, Tennessee Restrictive covenants, conditions, easements, assessments, and possible liens created by and set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No 20250401-0024685, of the Public Records of Davidson County, Tennessee Restrictions, assessments, and possible liens Metropolitan Government of Nashville and Davidson County for Demolition on the premises recorded in Book 4219, Page 709, of the Public Records of Davidson County, Tennessee As to all Restrictions set forth above, the following is added but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons Subject to rights of others in and to the common areas and/or elements All matters as shown by survey prepared by Jason A Garrett, RLS No 2861, dated March 3, 2023, known as Sheet No V-2 1

This is Improved property known as 304 35th Avenue, Nashville, TN 37209-3921

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 23rd day of June, 2025.

J David Pearson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, J DAVID PEARSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

☐ *"Personally appeared" shall mean Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of June, 2025

Notary Public My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY