Karen Johnson Davidson County
Batch# 1296972 DEEDWARR
07/11/2025 04:01:30 PM 9 pgs
Fees: $48.00 Taxes: $986.05
20250711-0054937

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510476

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$266,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8th day of July, 2025.

Notary Public
My Commission Expires: 3/9/20

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 8th day of July, 2025, among:

PETER STUART, TRIA LEA BAILEY, DELIA S. WILLIAMS, NEIL STUART, NATALIE THOMAS, NICOLE STUART, HEIRS AT LAW OF KAREN TISA STUART AND

PETER STUART, ADMINISTRATOR OF THE ESTATE OF KAREN TISA STUART

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell,

transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Castlegate, Section 1, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Tisa Stuart, an unmarried woman by deed from Arthur C. Bailey and wife, Tria L. Bailey, dated November 28, 1989, of record in Book 8002, page 635, Register's Office for Davidson County, Tennessee. The said Karen Tisa Stuart having since died intestate on November 19, 2024, and pursuant to Affidavits of Heirship of record in Instrument No. 20250711-0054674, and Instrument No. 20250711-0054675, said Register's Office, her heirs at law being Peter Stuart, Tria Lea Bailey, Delia S. Williams and Nick Stuart III.

The said Nick Stuart III having since died intestate on June 21, 2016, and pursuant to Affidavits of Heirship of record in Instrument No. 20250711-0054673, and Instrument No. 20250711-0054672, said Register's Office, her heirs at law being Neil Stuart, Nicole Stuart and Natalie Thomas.

Being also known as 557 Castlegate Drive, Nashville, TN 37217.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

The Estate of Karen Tisa Stuart

Peter Stuart

Peter Stuart, Heir and Administrator

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Peter Stuart, Heir and Administrator for the Estate of Karen Tisa Stuart the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2025.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 557 Castlegate Drive
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 557 Castlegate Drive
City, State, Zip: Nashville, TN 37217

Tax ID: 136-14-024.00

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Tria Lea Bailey

Tria Lea Bailey, Heir of the Estate of Karen Tisa Stuart

State of Florida
County of Duval

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Tria Lea Bailey, Heir of the Estate of Karen Tisa Stuart the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of July, 2025.

Stephanie Mull

Notary Public
My Commission Expires: 10-25-27

STEPHANIE MULL
Notary Public-State of Florida
Commission # HH 448648
My Commission Expires
October 25, 2027

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Delia S. Williams

Delia S. Williams, Heir of the Estate of Karen Tisa Stuart

State of Mississippi
County of Covington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Delia S. Williams, Heir of the Estate of Karen Tisa Stuart the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2025.

Rebecca Wilson
Notary Public
My Commission Expires: 6/2/27

STATE OF MISSISSIPPI
REBECCA WILSON
ID No. 127996
Comm. Exp. 06-02-2027
NOTARY PUBLIC
COVINGTON COUNTY

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Neil Stuart, Heir of the Estate of Karen Tisa Stuart

State of ALABAMA
County of MADISON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Neil Stuart, Heir of the Estate of Karen Tisa Stuart the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 08 day of July, 2025.

Notary Public
My Commission Expires: 04-16-2029

DAVINA JENEE DUFFY
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-16-2029
ALABAMA STATE AT LARGE

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Nicole Stuart, Heir of the Estate of Karen Tisa Stuart

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nicole Stuart, Heir of the Estate of Karen Tisa Stuart the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2025.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Natalie Thomas

Natalie Thomas, Heir of the Estate of Karen Tisa Stuart

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Natalie Thomas, Heir of the Estate of Karen Tisa Stuart the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2025.

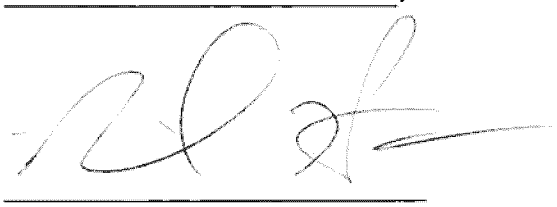
Kandes J. Dungey

Notary Public
My Commission Expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9/7/2026

Certificate of Authenticity

I, Nick Harris, do hereby 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 **July 8, 2025**.



Affiant Signature

7/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8** day of **July**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

