Karen Johnson Davidson County
Batch# 1297162 DEEDWARR
07/14/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20250714-0055241

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $407,500.00

Affiant

Subscribed and sworn to before me, this 11th day of July, 2025.

Notary Public
My commission expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
PKM Building Association LLC	New owner	**07213006800**
1672 Hayes Street		
Hollywood FL 33020		

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 ACKNOWLEDGE, WE,

Estate of Dovie W. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PKM Building Association LLC, a Tennessee Limited Liability Company

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:

Land in Davidson County, Tennessee, being Lot No. 48, Plan of Trevecca - Subdivision of Renraw, of record in Book 421, Pages 72 & 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Dovie W Carter, by Quitclaim Deed from David L Carter, dated May 21, 1990, of record in Book 8114, Page 9, in the Register's Office for Davidson County, Tennessee. Dovie M. Carter (aka Dovie W. Carter) died testate January 30, 2025, and by her Last Will and Testament, probated in Davidson County Tennessee Probate Court Docket No. 25P387, directed that subject property be sold as part of her probate estate and the proceeds of such sale be distributed according to said Last Will and Testament. Yulanda Nealy was appointed Executrix of the Estate of Dovie M. Carter on May 19, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1024 Cahal Ave, Nashville, TN 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 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 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.

Estate of Dovie W. Carter

Yulanda Nealy Date: July 11, 2025

Yulanda Nealy, Executrix

STATE OF Texas

COUNTY OF Ellis

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Yulanda Nealy with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Executrix of the Estate of Dovie W. Carter and that they are authorized by the Estate of Dovie W. Carter to execute this instrument on its behalf.

Witness my hand, at office, this 11 day of July, 2025.

Demetra Dixon Lawrence

NOTARY PUBLIC

My Commission Expires: 1-3-2026

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-24419-DS

DEMETRA DIXON LAWRENCE
Notary Public, State of Texas
Comm. Expires 01-03-2026
Notary ID 133510495

I, Kirsten Virden, 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 7/11/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/11/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

