Karen Johnson Davidson County
Batch# 1297646 DEEDWARR
07/15/2025 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.13
20250715-0055472

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF ~~DEKALB~~} Davidson The actual consideration or value, whichever is greater for this transfer is $574,900.00 Kirsten Vinden Affiant Subscribed and sworn to before me This 11 day of July 2025. Bria Sawyers Notary Public My Commission Expires: 3/20/2028

Address New Owners as:	Tax Bill To:	Map / Parcel
North Star Development, LLC PO BOX 918 GOODLETTSVILLE TN 37070	New Owner	**92-4-278.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Lisa Brown** (hereinafter collectively referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **North Star Development, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of C. M. Holt's Addition of record in Book 21, page 33, Register's Office for said county.

Said Lot No. 32 fronts 50 feet on the easterly side of 11th Avenue North and runs back between parallel lines 138 feet, more or less to an alley.

Tract II

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of C. M. Holt's Addition of record in Book 21, page 33, Register's Office for said county.

Said Lot No. 33 fronts 25 feet on 11th Avenue North and runs back between parallel lines, a distance of 136 feet, more or less, to an alley.

Being the same property conveyed to Lisa Brown by deed from A. Brown, a/k/a Aimee Brown, of record in 20250714-0055184, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 910 B and 912 11th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Subject to all matters as shown on plat book 21, page 33, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11 day of July 2025.

Grantors:

Lisa Brown

By: Lisa Brown

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 11 day of July, in the year 2025, before me the undersigned, personally appeared Lisa Brown, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 11 day of July, 2025.

Josephine R. Clark

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24343-DJ

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)

