Karen Johnson Davidson County
Batch# 1300607 DEEDWARR
07/22/2025 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20250722-0057692

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510529 **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 **$225,000.00** 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 15th day of July, 2025. Notary Public My Commission Expires: 3/9/27

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

WARRANTY DEED

THIS INDENTURE, made this 15th day of July, 2025, among:

DONNA BURKS

UNMARRIED

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. 19 on the Plan of Cobb's Subdivision of Lot No. 6 in Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County, and 15 feet of land adjacent to and lying along the westerly side of Lot No. 19 and the easterly margin of 26th Avenue, North.

Said Lot No. 19 and said 15-foot strip front together 79 feet on the southerly side of Buchanan Street and run back 150 feet on the easterly line and 151 1/2 feet on the westerly line, with the easterly margin of 26th Avenue, North, to an alley measuring 59 feet thereon.

Being the same property conveyed to John W. Wells and wife, Mattie L. Wells by deed from Marie M. Crews, unmarried, dated June 29, 1957, of record in Book 2702, page 74, Register's Office for Davidson County, Tennessee. The said John W. Wells having since died on October 16, 1982, leaving Mattie L. Wells as surviving tenant by the entirety. The said Mattie L. Wells having since died on April 12, 2000, and pursuant to Affidavit of Heirship of record in Instrument No. 20010507-0046465, said Register's Office, her sole heir at law being Mary Helen Burks. Being the same property conveyed to Donna Burks by deed from Mary Helen Burks, dated September 4, 2003, of record in Instrument No. 20030924-0141752, said Register's Office.

Being also known as 2515 Buchanan Street, Nashville, TN 37208.

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.

Donna Burks

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Donna Burks, 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 15th 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: 2515 Buchanan Street
City, State, Zip: Nashville, TN 37208

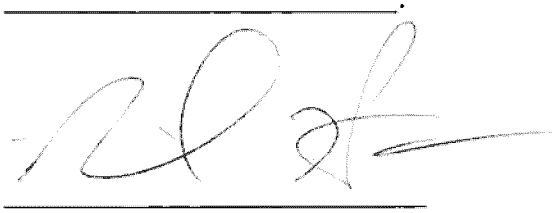
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 2515 Buchanan Street
City, State, Zip: Nashville, TN 37208

Tax ID: 081-10-075.00

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 15, 2025**.



Affiant Signature

7/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15** day of **July**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

