This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-6467-AJ

Karen Johnson Davidson County
Batch# 1300622 DEEDWARR
07/22/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $788.10
20250722-0057711

STATE OF TENNESSEE
COUNTY OF Williamson

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

The actual consideration or value, whichever is greater, for this transfer is $213,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2025.

Notary Public
My Commission Expires: 3/9/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Metro Holdings, LLC	**1808 26th Avenue North Nashville TN 37208**	081 06 0 280.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Aleathia D. Howell, Successor Trustee of Mary E Kimble-Adams Trust dated August 3, 2021** (individually and/or collectively, "Grantor"), transfer and convey unto **Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 36 on the Plan of CUMBERLAND GARDENS, SECTION 8, as of record in Book 3300, Page 82, Register's Office for said County, as follows: said Lot No. 36 fronts 53 feet on the Easterly side of 26th Ave. North and runs back 52.2 feet on the Northerly line and 160 feet on the Southerly line to a dead end, measuring 116.7 feet thereon.

Being the same property conveyed to Mary E. Kimble-Adams, Trustee of the Revocable Trust of Mary E. Kimble-Adams, dated August 3, 2021, by Quitclaim Deed to Trustee from Mary Kimble-Adams (unmarried), of record in Instrument No. 20220307-0025651, in the Register's Office of Davidson County, Tennessee, dated February 14, 2022 and recorded on March 07, 2022. The said Mary E. Kimble-Adams died on March 26, 2024, leaving Aleathia D. Howell as Successor Trustee. See Abstract of Trust recorded in Instrument No. 20220307-0025650, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary Kimble-Adams, by Quitclaim Deed by Trustee from Mary Kimble-Adams, Trustee of The Adams Kimble Trust, dated January 10, 2001, of record in Instrument No. 20220224-0021131, in the Register's Office of Davidson County, Tennessee, dated February 14, 2022 and recorded on February 24, 2022.

Being the same property conveyed to Richard Adams and Mary Kimble-Adams Trustee(s) respectively, and his/her/their successors in trust for the benefit of Mary E. Kimble, under the terms of The Adams Kimble Trust dated 1-10-01, a Revocable Living Trust, by Quitclaim Deed from Mary E. Kimble, of record in Instrument No. 20010206-0011719, in the Register's Office of Davidson County, Tennessee, dated January 10, 2001 and recorded on February 06, 2001. The said Richard Adams died on March 07, 2011.

Being the same property conveyed to Mary E. Kimble, by Quitclaim Deed from Lealer Cotter, of record in Book 6345, Page 551, in the Register's Office of Davidson County, Tennessee, dated July 19, 1984 and recorded on July 25, 1984.

Being the same property conveyed to Frank Cotter and wife, Lealer Smith Cotter, by

Warranty Deed from Dodson Batson, Trustee, of record in Book 3798, Page 784, in the Register's Office of Davidson County, Tennessee, dated July 15, 1964 and recorded on August 07, 1964.

This is improved property located at: **1808 26th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2025.

GRANTOR:

Mary E Kimble-Adams Trust dated August 3, 2021

By: Aleathia D Howell Trustee

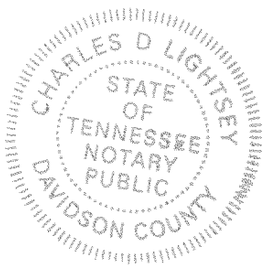
Aleathia D. Howell, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Aleathia D. Howell, Successor Trustee of the Mary E Kimble-Adams Trust dated August 3, 2021, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument in the capacity and for the purposes therein contained.

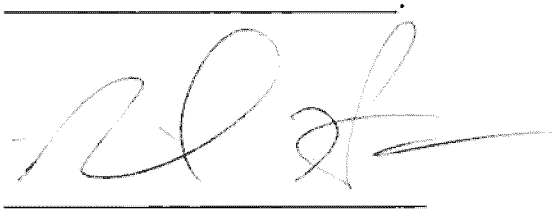
WITNESS my hand and seal at office this 14th day of July, 2025.

Notary Public
My Commission expires: 3/3/26



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 14, 2025.



Affiant Signature

7/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of July, 20 25.



Notary's Signature

My Commission Expires: 3/9/27

Date

