Karen Johnson Davidson County
Batch# 1307185 DEEDWARR
08/11/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20250811-0063449

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ davidson (TP)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,900,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of August, 2025.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Daniel N. Genkins and Elise M. Russo, and Steven M. Genkins and Margaret R. Genkins | **New Owner** | 083-09-0-392.00 |
| (NAME) | (NAME) | |
| 1516 Forest Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **TBG Renovations, LLC, a Tennessee limited liability company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Daniel N. Genkins and Elise M. Russo, husband and wife, and Steven M. Genkins and Margaret R. Genkins, husband and wife, as joint tenants with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 31 feet of Lot No. 25, and the easterly 40 feet of Lot No. 26, as shown on the map entitled Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of Lot Nos. 25 and 26 front together 71 feet on the southerly side of Forrest Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to TBG Renovations, LLC, a Tennessee limited liability company, by Warranty Deed from Stephen D. Mason and Judith M. Mason, husband and wife, of record as Instrument No. 20240208-0008872, in the Register's Office for Davidson County, Tennessee, dated February 6, 2024.

This property is __unimproved _X_improved property known as: 1516 Forest Avenue, Nashville, TN 37206.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of August, 2025.

TBG Renovations, LLC, a Tennessee limited liability company

BY: _____ sole member
Brian Benton, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Brian Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Sole Member of TBG Renovations, LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the TBG Renovations, LLC as Sole Member.

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

_____
Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires
WILSON COUNTY

Certificate of Authenticity

I, Alli Pinkston, 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 **August 8, 2025**.

Date

Alli P

Affiant Signature

**8/11/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County