Karen Johnson Davidson County
Batch# 1310210 DEEDWARR
08/14/2025 01:43:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20250814-0064889

WARRANTY DEED

*Please Return to:*

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

File No. PA-25-10693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Riverside Drive, LLC | **New Owner** | |
| (NAME) 2212 Riverside Drive | (NAME) **PO Box 60865** | 072-07-0-237.00 (as to TRACT 1), 072-07-0-236.00 (as to TRACT 2) |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) **Nashville, TN 37206** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I/we, **Vicki Lynne Northway and James Mims, Devisees under the Last Will & Testament of Olene H. Mims aka Floy Olene Holt Mims, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Riverside Drive, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**TRACT 1:**

**Land in Davidson County, Tennessee, being Lot No. 22 and the Southerly part of Lot No. 21 on the Plan of Waters Place of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:**

**Beginning at the northwest corner of Riverside Drive and Oak Hurst Avenue, thence with the margin of said Avenue, southwesterly 160 feet to a point on the easterly margin of an alley; thence with the margin of said alley; northwesterly 82.3 feet more or less, to a point; thence northeasterly 160 feet to the westerly margin of Riverside Drive; thence with the margin of said drive, southeasterly 82.4 feet to the beginning.**

**Being the same property conveyed to James V. Mims and wife, Floy Olene Mims by Quitclaim Deed from Joel H. Dark, Trustee of whom was vested in the same deed from Floy Olene Mims of record in Book 6907, Page 153, Register's Office for Davidson County, Tennessee, dated July 02, 1986 and recorded on July 02, 1986.**

**TRACT 2:**

**Land in Davidson County, Tennessee, being Lot No. 20 and the Northerly part of 21 on the Plan of Waters Place of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:**

**BEGINNING on the westerly margin of Riverside Drive at the northeast corner**

**of the property conveyed to William F. Carr and wife, by deed from Mary Andrews Jernigan, et al, of record in Book 2293, Page 453, said Register's Office; thence with said Carr's northern boundary line, westerly 160 feet to the easterly margin of an alley; thence with the same, northerly 81.4 feet to the southerly margin of another alley; thence with the same, easterly 160 feet to the westerly margin of Riverside Drive; thence with the same, southerly 81.8 feet to the beginning.**

**Being the same property conveyed to James V. Mims and wife, Olene H. Mims by Warranty Deed from Charles Pressnell Elrod, Jr. and Roberta Elrod, Brian Lee Elrod and Bobby R. Elrod, Jr., being the only heirs at law of Bobby Ray Elrod, a/k/a Bobby R. Elrod, Sr., deceased of record in Instrument No. 20010420-0039428, Register's Office for Davidson County, Tennessee, dated April 17, 2001 and recorded on April 20, 2001.**

**The said James V. Mims died on or about June 23, 2021, thereby vesting ownership into Olene H. Mims as surviving tenant by the entirety.**

**The said Olene H. Mims aka Floy Olene Mims aka Floy Olene Holt Mims subsequently died testate on or about April 21, 2025, and her Last Will & Testament was admitted for Muniment of Title in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Case No. 25P1111, as recorded at Instrument No. 20250804-0061553, Register's office for Davidson County, Tennessee. Pursuant to the terms of said Last Will & Testament, the subject property was devised to her children: James Wesley Mims, Vivian L. Mims, and Vicky Lynn Mims. Vivian L. Mims predeceased Olene H. Mims on May 24, 2012, which resulted in her devise lapsing under said Last Will & Testament.**

***James Mims being one and the same person as James Wesley Mims.**

****Vicki Lynne Northway being one and the same person as Vicki Lynn Northway and Vicki Lynn Mims.**

*****Vicki Lynne Northway being granted the power to sign on behalf of James Mims pursuant to that Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 202508140064888 in the Register's Office for Davidson County, Tennessee.**

**This is property more commonly known as 2212 Riverside Drive, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

*[Signature page to follow.]*

Witness my/our hand this 14th day of August, 2025.

Vicki Lynne Northway

James Mims by Vicki Lynne Northway, his Attorney-In-Fact his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Vicki Lynne Northway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Vicki Lynne Northway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Attorney in Fact for James Mims and that this instrument was executed on behalf of the said James Mims for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Pam Autry, 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 14, 2025**.

Date

Affiant Signature

**August 14, 2025**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **August**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)