THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8761-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 850,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2025. Notary Public MY COMMISSION EXPIRES: 7-6-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1311913 DEEDWARR
08/20/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250820-0066509

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rightway Properties Plus II, LLC	**Rightway Properties Plus II, LLC**	
P. O. Box 90584	**P. O. Box 90584**	103-12-0-116.00
Nashville, TN 37205	**Nashville, TN 37205**	
(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, **Deborah Goldberg., Executor of the Estate of Richard Goldberg**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rightway Properties Plus II, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 and the westerly 85 feet front and 69 feet rear of Lot No. 36 of Block "H", on the Plan of Cherokee Park, Second Addition, as of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 and part of Lot No. 36 front together 150 feet on the northerly side of Aberdeen Road and run back 197.58 feet on the westerly line and 206 feet, more or less on the easterly line, to a dead line, measuring 119 feet thereon.

BUT THIS CONEYANCE IS LESS AND EXCEPT the following property out-conveyed from the original above described tract to Felix Lubarsky and wife, Ludmilla Lubarsky by Installment Deed from Richard R. Goldberg and wife, Evelyn K. Goldberg of record in Book 9206, page 879, filed on 01-03-1994, Register's Office for Davidson County, Tennessee, to wit: BEING Lot No. 35 of Block "H", on the Plan of Cherokee Park, Second Addition, as of record in Book 547, pages 175 and 176, Register's Office for said Davidson County, to which plat reference is hereby made for a morecomplete description.

Being part of the same property conveyed to Richard R. Goldberg and wife, Evelyn K. Goldberg by deed from Frances Smith Sloan and husband, J.T. Sloan of record in Book 5035, page 768, filed on 06-16-1976, Register's Office for Davidson County, Tennessee. Evelyn K. Goldberg died on or about April 23, 2019, leaving Richard R. Goldberg as surviving tenant by the entirety. Richard R. Goldberg died on May 01, 2025, his Last Will and Testament duly entered for probate in the Circuit Court of Davidson County, Tennessee, Probate Division, bearing Docket No. 25P1042. Pursuant to the said Last Will and Testament of Richard Robinson Goldberg, one and the same as Richard R. Goldberg, his real property is to be administered as part of his estate as though it were personal property and at the discretion of his Executor, Deborah Goldberg, without approval of the court or any beneficiary of the said Will, and without first being required to exhaust the personal property of his estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3902 Aberdeen Road, Nashville, TN 37205**

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, its successors 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 GRANTEES, its successors 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.

Witness our hands this the 15th day of AUGUST, 2025.

Estate of Richard Goldberg

BY: Deborah Goldberg Executor
Deborah Goldberg, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Deborah Goldberg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the **Estate of Richard Goldberg,** the within named bargainor, and that she has executed the within instrument for the purposes stated therein by signing the name of the **Estate of Richard Goldberg** by herself its Executor.

Witness my hand and official seal this the 15 day of August, 2025.

Notary Public

my commission expires: 11-8-27



Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 8-15-25 (date of document).

Date: 8-19-25

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 19th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026