2025-1711-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313904 DEEDWARR
08/25/2025 10:24:30 AM 2 pgs
Fees: $13.00 Taxes: $303.40
20250825-0067671

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$82,000.00.**

Affiant

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me this 22 day of August, 2025

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Urban Capital LLC	Urban Capital LLC	06904004100
119 Cumberland Street	119 Cumberland Street	
Ashland City, TN 37015	Ashland City, TN 37015	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gerald W. Davis and Caroline Davis, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Urban Capital LLC, a Tennessee Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being an unencumbered lot on the unrecorded survey by C. J. Carney dated 15 December 1962 of Lots 14, 15, 16, and 17 of Block "EE" on the revised plan of Fairview Subdivision of record in Book 1130, Page 54, Register's Office of Davidson County, Tennessee, and being more particularly described as follows: Beginning at the southwest corner of Lot No. 18 of Book 1130, Page 54, Register's Office of Davidson County, Tennessee, thence along the line dividing Lots 14, 15 16, and 17 from Lots 6 and 18 northeastwardly 410.7 teet to the southeast corner of Lot 13 as shown on the aforementioned plan; thence along the line dividing Logs 13 and 14 on said plan northwestwardly 200 feet to the point; thence southwestwardly 216.6 feet along a line running parallel to and being 175 foot east of the easterly margin of Southview Drive to a point; thence south 81° 45' east 149 feet to a point; thence south 8° 15' West 178 feet to the northerly margin of West Hamilton Road; thence southeastwardly along said northerly margin 60 feet more or less to the point of beginning containing 1.22 acres more or less.

Being the same property conveyed to Clarence Harris by Warranty Deed dated August 16, 2004, from Anne Elizabeth Cato, Anita R. Cato, and Marian J. Cato Terry of records in Instrument Number 20040823-0101754, Register's Office for Davidson County, Tennessee. Further conveyed to Gerald W. Davis and Caroline Davis by Quitclaim Deed from Clarence R. Harris and Phyllis Harris of record in Instrument Number 20040823-0101755, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**

This is improved property known as: **3722 West Hamilton Road, Nashville, TN 37218.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 22th day of August, 2025.

Gerald W. Davis

Caroline Davis

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gerald W. Davis and Caroline Davis,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 22nh day of August, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **8/22/2025** (date of document).

Affiant Signature
Date **8/22/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **22** day of **August**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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