Name and Address of New Owner:
FTN Investments LLC
203 Neill Avenue
Nashville, TN 37206

Send Tax Bills To:
FTN Investments LLC

Karen Johnson Davidson County
Batch# 1316665 DEEDWARR
08/29/2025 02:36:30 PM 8 pgs
Fees: $43.00 Taxes: $1,202.50
20250829-0069516

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-12-0-078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thelma F. Jones**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leautrice Moorer Trustee for The Langston Plaza Living Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the Plan of the Subdivision of the Home Block of the Neill S. Brown Addition to Nashville, as of record in Plan Book 2, page 100, Chancery Court at Nashville.

Said Lot No. 6 fronts 50 feet on the easterly side of Neill Avenue, (Between Smiley and Georgia Streets), and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Thelma F. Jones, unmarried, by Quitclaim Deed dated December 17, 2004 from William S. Frey, recorded January 11, 2005 in Instrument No. 20050111-0004077 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

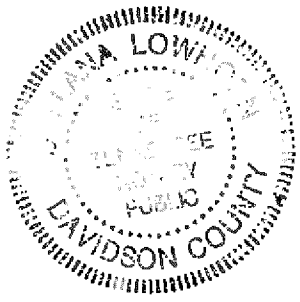
Mariah Patton by Shandall Patton by Court appointed Guardianship

_____(SEAL)
Mariah Patton by Shandall Patton by Court appointed Guardianship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Mariah Patton by Shandall Patton by Court appointed Guardianship, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.



_____
Notary Signature
My commission expires: 3/6/29

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of August, 2025.

The Heirs of Thelma F Jones

See other sheet (SEAL)
Mariah Patton by Shandall Patton by Court appointed Guardianship

_____ (SEAL)
Phyllis Elaine Frey

_____ (SEAL)
Lewis Dawson

_____ (SEAL)
Frankie Jones Jr by Shanera Jones, Attorney-In-Fact

_____ (SEAL)
Jessica Jones by Joey Guilds by Court appointed Guardianship

_____ (SEAL)
Calvin Hargrove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Mariah Patton by Shandall Patton by Court Appointmed Gaurdianship, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/6/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared , Phyllis Elaine Frey, , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/6/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Lewis Dawson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

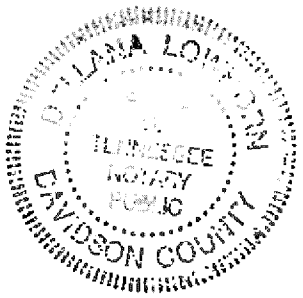
Notary Signature
My commission expires: 3/6/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Frankie Jones Jr by Shanera Jones, Attorney-In-Fact, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

Notary Signature
My commission expires: 3/6/29



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Calvin Hargrove, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

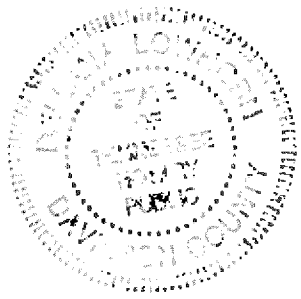


Notary Signature
My commission expires: 3/6/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Jessica Jones by Joey Guilds by Court appointed Guardianship, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.



Notary Signature
My commission expires: 3/6/29

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of August, 2025.

Notary Public
My commission expires: 3/16/29
File No. 2025-7671-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 28, 2025 (date of document)

Regina Sullo

Affiant Signature

August 29, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 29 day of August, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202508290069516