Name and Address of New Owner:
1507 PARTNERSHIP, GP
P.O. Box 128466
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1321585 DEEDWARR
09/12/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250912-0073107

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-11-0-006

**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, **Marcus J. Henry**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **1507 PARTNERSHIP, a Tennessee General Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 5 on the Map of George Shields Second Addition to North Nashville as of record in Book 57, Page 146, in the Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the northerly side of Buchanan Street (formerly Hydes Ferry Pike) and extends back between parallel lines 150 feet to alley.

Being the same property conveyed to Marcus J. Henry by Quit Claim Deed dated December 3, 2010, and being of record at Instrument No. 20110614-0045562 in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to John Wesley Henry by Warranty Deed dated December 2, 1988 and filed of record in Book 7718, Page 724 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2104 Buchanan Street, Nashville, TN 37208

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

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 12th day of September, 2025.

_____(SEAL)
Marcus J. Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2025, before me personally appeared Marcus J. Henry, 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 12th day of September, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

**AFFIDAVIT OF VALUE**

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 $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of September, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 9/12/25 (date of document).

Affiant Signature

9/12/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025