RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 337,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2025.

Notary Public
COMMISSION EXPIRES:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1321717 DEEDWARR
09/15/2025 10:06:17 AM 2 pgs
Fees: $13.00 Taxes: $1,246.90
20250915-0073266

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Midtown Realty, LLC	SAME	090-08-0-132.01
(NAME) POB 331235	(NAME) SAME	
(ADDRESS) Nashville, TN 37203	(ADDRESS) SAME	
(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, **Lennox Lane Apartments, LLC, a Missouri Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Midtown Realty, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26 on the Plan of Gaileywood, Section 2, as of record, in Book 3106, page 38, described as follows:

BEGINNING on the westerly margin of Croley Drive at the corner of Lots: Nos. 26 and 27; thence with the line between said two lots westerly 129.8 feet to a point in the line between Lots Nos. 26 and 30; thence with the line between said two lots, northwesterly 58.5 feet to the easterly margin of an alley; thence with the easterly margin of said alley, north 27 degree: 05 minute" east 17.29 feet to the southwest corner of Lot No. 41 on the Plan of the subdivision of Lot No. 28, and part of Lot No. 30 of the B. F. 1 Cockrill Farm, as of record in Plan Book 332, page 2; thence with the line between Lots Nos. 26 and 41, south 84 degrees 40 minutes east 164.42 feet to the westerly margin of Croley Drive; thence with the same, south 3 degrees 54 minutes west 53 feet to the beginning.
This being the same description as in previous deed of record.

Being the same property conveyed to Lennox Lane Apartments, LLC, a Missouri Limited Liability Company, by Special Warranty Deed from Elizabeth Reeser, an adult incompetent person, by and through Cathryn Armistead, her Court-Appointed Conservator of record in Instrument No. 20250731-0060442, dated July 30, 2025, recorded July 31, 2025, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Billie Jean Reeser, unmarried, by Warranty Deed from William C. Carter and wife, Annie Mai Carter, of record, dated August 26, 1976, recorded August 27, 1976 in Book 5063, Page 122 in the Register's Office for Davidson County, Tennessee. The said Billie Jean Reeser died intestate on November 23, 2022, leaving Elizabeth Reeser, her adult daughter, as her only heir at law. See Affidavit of Heirship of Recording Instrument No. 20250730-0060280 in Said Register's Office. See further the Affidavit of H. Garth Click, Esq., Administrator of the estate of Billie Jean Reeser, deceased, appointed
by the Circuit Court (Probate Division) for Davidson County, Tennessee in Docket No. 25P625, said Affidavit of record in Instrument No. 20250730-0060281 in the Register's Office for Davidson County, Tennessee.
Granter Cathryn Armistead was appointed Conservator for Elizabeth Reeser by order of the Circuit Court (Probate Division) for Davidson County, Tennessee in Docket No. 24P1511. This sale and conveyance of the property by Cathryn Armistead as the Conservator for Elizabeth Reeser was approved in said Court by Order Approving Sale of Real Property entered July 22, 2025.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 731 Croley Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

File No.: 8569-25
Warranty Deed Individual LES rev. 09-2018

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. successors 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, 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 my hand this 12 day of September, 2025.

Lennox Lane Apartments, LLC, a Missouri Limited Liability Company

By: William T. White, Manager
William T. White, Manager

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lennox Lane Apartments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as its free act and deed for the purposes therein contained.

WITNESS my hand and seal this 12 day of September, 2025.

S. Nixon Pressley

Commission Expires: 11/26/2028

