Karen Johnson Davidson County
Batch# 1322661 DEEDWARR
09/16/2025 07:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20250916-0073616

| | |
|---|---|
| **WARRANTY DEED** | STATE OF TENNESSEE}<br>COUNTY OF DEKALB}<br><br>The actual consideration or value, whichever is greater for this transfer is $325,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me This 12 day of September 2025.<br><br>Notary Public<br><br>My Commission Expires: 1.24.29<br><br>JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029 |

| Address New Owners as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| **626 40th, LLC**<br>**4501 Nebraska Avenue,**<br>**Nashville, TN 37209** | New Owner | **09112021800** |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359**

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 sufficiency of all of which are hereby acknowledged, **Lisa B. Brown, a single woman**, (hereinafter collectively referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **626 40th, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

**Being Lot No. 1 of Enoch Harwell's Subdivision of Plat of Lot No. 12, Clifton Plan as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 1 fronts 50 feet on the south side of Weller Street, or Indiana Avenue, and extends back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to James Brown and wife, Lisa Brown by deed from Patricia H. Wright and Shirley J. Jones, Administrators for the Estate of Bellina Kimbrough Watkins, deceased, of record in Book 9923, page 357, Register's Office for Davidson County, and further conveyed to Lisa B. Brown, unmarried, by Quitclaim Deed from James Brown a/k/a James L. Brown, unmarried, of record in Instrument No. 20120705-0059073, Register's Office for Davidson County, Tennessee.**

**This improved property is commonly known as 4001 Indiana Avenue, Nashville, TN 37209.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2025 and subsequent years, are not yet due and payable. map&parcel: 09112021800
4. Subject to all matters as disclosed in Plat BOok 161, Page 9, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herselves, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12 day of September 2025.

Grantors:

**By: Lisa Brown**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 12 day of September, in the year 2025, before me the undersigned, personally appeared Lisa Brown, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

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

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

# Certificate of Authenticity

I, Robert J. Notesone III, 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 September 12, 2025.

AFFIANT SIGNATURE

9/15/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 15 day of September, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

