Name and Address of New Owner:
Menaduke LLC
605 Douglas Avenue
Nashville, TN 37207

Send Tax Bills To:
Menaduke LLC
40 Burton Hills Blvd, Ste 200
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1327352 DEEDWARR
09/26/2025 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $3,422.50
20250926-0077011

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

Map & Parcel No: 071-16-0-020-00

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, **Cedric Mckissack**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Menaduke LLC,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 23 and 24 on the Plan of Joe Browne Estate, as of record in Book 843, Page 107, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lots 23 and 24 front together 115 feet on the Westerly side of Jones Avenue and run back 93 feet 1 inch on the Northerly line of 90 feet on the Southerly line with the Northerly margin of Mile End Avenue to an alley, measuring 115 feet thereon.

Included in the above but excluded therefrom is that portion of said land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed from Jar Investments, a Tennessee General Partnership, of Record in Book 8534, Page 180, Register's Office for said County, described as follows:

Beginning at a point on the South boundary of Parcel 20 of Map 71-16 and at approximate Station 37+96 of Project 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 88 degrees 27'31" and a radius of 30.00 feet, 46.32 feet along the curve to a point on the right-or-way of Jones Avenue; thence with said right-of-way S 07 degrees 08'44" W 29.20 feet to a point on the right-of-way of Douglas Avenue; thence N 84 degrees 23'45" W 29.20 feet to the point of beginning.

PARCEL ID: 071-16-0-020-00

Being the same property conveyed to Cedric McKissack by Warranty Deed from Jar Investments, a Tennessee General Partnership of record in Book 11596, Page 19 in the Register's Office for Davidson County, Tennessee, dated July 29, 1999 and recorded on July 30, 1999.

Being also known as 605 Douglas Avenue, Nashville, TN 37207

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 18th day of September, 2025.

_____ (SEAL)
Cedric Mckissack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2025, before me personally appeared Cedric Mckissack, 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 18th day of September, 2025.

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2026

_____
Notary Signature
My commission expires:

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 $925,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public
My commission expires: 11/2/26
File No. 2025-8283-DL

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **9/26/2025** (date of document).

Affiant Signature

9/26/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **September**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

