Karen Johnson Davidson County
Batch# 1330495 DEEDWARR
10/06/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20251006-0079490

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:

True Deal Auto Sales LLC,
845 Richards Road
Antioch, TN 37013

SEND TAX BILL TO:
909 Lincoln
Street
Manchester, TN
37355

MAP & PARCEL:

MAP **092**
GROUP **02 0**
PARCEL **167.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Cox Real Estate Investments LLC, a Tennessee limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

True Deal Auto Sales LLC, a Tennessee Limited Liability Company,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Being Lot No. 42 of Block 26 on the Map of Re-Subdivision of Heffernan Place of record in Book 161, Page 138, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 42 fronts 50 feet on the Easterly side of 28th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Cox Real Estate Investments, LLC, by Substitute Trustee's Deed from LLG Trustee TN LLC, as Substitute Trustee for Keynote Title, LLC, Trustee, dated April 8, 2025 and filed of record April 15, 2025 as Instrument No. 20250415-0028772, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Heffernan Place, of record in Plat Book 161, page 138, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1030 28th Ave N, Nashville, Tennessee 37208**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **True Deal Auto Sales LLC, a Tennessee Limited Liability Company**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, their heirs 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 our hands this the 1st day of October 2025.

Cox Real Estate Investments LLC, a Tennessee limited liability company

Larry Cox Member

By: Larry Cox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Larry Cox, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Larry Cox, Member** of **Cox Real Estate Investments LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 1st day of October 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $396,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of October 2025.

NOTARY PUBLIC
My Commission Expires: _____

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 1, 2025.

J. Carlton Drumwright

October 1, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 1, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY