This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24501-DJ

Karen Johnson Davidson County
Batch# 1332225 DEEDWARR
10/09/2025 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20251009-0080673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2025.

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

April Sumrud
Notary Public
My Commission Expires: 12.19.28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
2908 Belmont Blvd LLC 4502 Dakota Ave Nashville, TN 37209	NEW OWNER	117-08-0-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Matthew Deric Gore, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **2908 Belmont Blvd LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 3, Plan of a Subdivision of Lots 161, 160, 128, 129, 130 & 131, Victoria Place, according to survey and plat of same appearing of record in Book 421, page 4, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel B. McCormick by Warranty Deed from Candace J. Toler and Robert S. Day, Jr., dated September 29, 1993, recorded October 6, 1993, of record in Book 9106, page 887, Register's Office for Davidson County, Tennessee. The said Daniel B. McCormick aka Daniel Brian McCormick having since died testate on February 14, 2025, property passed by operation of law to Matthew Deric Gore as sole beneficiary under the Last Will & Testament of Daniel B. McCormick, Seventh Circuit Court of Davidson County, Tennessee, Probate Case No. 25P450. See also Affidavit of Heirship of record in Instrument No. 20250314-0019035, said Register's Office.

This is improved property located at: **2908 Belmont Boulevard, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2025.

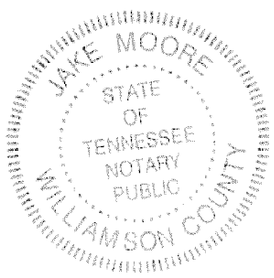
GRANTOR:

Matthew Deric Gore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Deric Gore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of October, 2025.



Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 2. 2025.

Affiant Signature

9th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

