WARRANTY DEED

Karen Johnson Davidson County
Batch# 1334987 DEEDWARR
10/16/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $947.20
20251016-0082630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2025.

Ed Hensley
Notary Public

MY COMMISSION EXPIRES: 1/25/26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXPIRES 1/25/26

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025090141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
VRST Properties, LLC		
(NAME) 130 Hickory Heights Drive	(NAME) Same as New Owner	107-05-0-160.00
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-SIX THOUSAND AND NO/100 Dollars ($256,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DOUGLAS A. MAYO JR & DERRICK MAYO, HEIRS-AT-LAW OF DOUGLAS A. MAYO, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VRST PROPERTIES, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot(s) 158, as shown on the map entitled Plan of Bel-Air, Section Two, of record in Book 2900, pages 29-32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOUGLAS A. MAYO AND WIFE, RITA C. MAYO, by deed from MICHAEL W. BUSH AND WIFE, DEBBIE K. BUSH, of record in Book 5266, page 672, dated March 24, 1978, said Register's Office.

RITA C. MAYO further conveyed her interest to DOUGLAS A. MAYO, by quitclaim deed of record in Book 9059, page 25, dated August 20, 1993, said Register's Office.

Douglas A. Mayo having since died intestate on May 15, 2022 leaving DOUGLAS A. MAYO, JR. AND DERRICK JAMES MAYO, his only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. _____ and _____, said Register's Office.
20251015-0082020, 20251015-0082021, and 20251015-0082022 Dated 10/1/2025 and recorded 10/15/2025

unimproved ☐
This is improved ☒ property, known as 1933 Laurinda Dr, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Executed by our hands this _____ Day of October 2025.

Douglas A Mayo, Jr.

Derrick Mayo

STATE OF Tennessee

County OF Davidson

Before Me, Tuwana J. Bryant, a Notary Public for the above State and County, do hereby certify that Douglas A Mayo, Jr. and Derrick Mayo, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of October, 2025.

Notary Public

My Commission Expires: 05-09-2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10/1/25 (date of document).

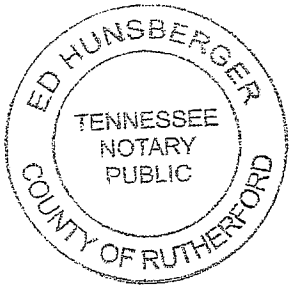
Affiant Signature

10/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Oct, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26