Karen Johnson Davidson County
Batch# 1338137 DEEDWARR
10/24/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,636.25
20251024-0084670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$712,500.00** (Seven Hundred Twelve Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 23rd day of October, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES:

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL) MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Milton Philip Armor 5604 Kentucky Avenue Nashville, TN 37209	New Owner	091-06-0-300.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROLINE CLAIRE REMKE n/k/a CAROLINE CLAIRE REMKE LACKEY AND JOSEPH L. LACKEY, III, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MILTON PHILIP ARMOR, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 1509 and the Easterly 7 feet of Lot No. 1511 of Block 200 on the Plan of West Nashville, No. 1, as of record in Book 57, page 173, Register's Office for said County and described according to a survey by Norris H. Hickerson, Surveyor, June 30, 1953, as follows:

Beginning as a stake in the Northerly margin of Kentucky Avenue, said stake being located South 85 degrees West 110 feet from the Westerly margin of 56th Avenue North; thence with the Northerly margin of Kentucky Avenue, South 85 degrees East 32 feet to an iron pin; thence North 5 degrees West 150 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley Westerly 32 feet to the original lot corners of Lot Nos. 1507 and 1509, thence with the common lot lines of Lots No. 1507 and 1509, Southerly 150 feet to the point of the beginning.

Being the same property conveyed to Caroline Claire Remke and Joseph L. Lackey III, wife and husband by Warranty Deed from Joshua Roberts and Mary Katherine Roberts, husband and wife of record in Instrument No. 20190605-0053509 Register's Office for Davidson County, Tennessee, dated June 3, 2019 and recorded on June 5, 2019.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5604 KENTUCKY AVENUE** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2025077530

WITNESS, this 23rd day of October, 2025

Caroline Claire Remke Lackey **Joseph L. Lackey, III**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of October, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Caroline Claire Remke n/k/a Caroline Claire Remke Lackey and Joseph L. Lackey, III, wife and husband** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of October, 2025.

Notary Public

Commission Expires:

JEFFREY M. GRIGGS
NOTARY PUBLIC
My Commission Expires on
07.03.2028
DAVIDSON COUNTY

LTSR Number: GTE File: 2025077530

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 23, 2025 (date of document)

Regina Sullo

Affiant Signature

October 23, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of October, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CO 2026

202510240084670