Karen Johnson Davidson County
Batch# 1342208 DEEDWARR
11/05/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20251105-0088170

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$280.000.00**

Connie M Williams pr.
Affiant

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

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NASHVILLE METRO HOLDINGS, LLC	**SAME**	**094-01-0-470.00**
(NAME) **3000 MERIDIAN BLVD., SUITE 160**	(NAME)	
(ADDRESS) **FRANKLIN, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 54, as shown on the map entitled Shelby Village Number Two, of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHEILA F. TIDWELL AND CONNIE M. WILLIAMS by deed from FRED R. BRACEY AND WIFE, SHERYL G. BRACEY, dated February 3, 2005 of record in Instrument No. 20050207-0013928, said Register's Office.

Further, being a portion of the same property conveyed to SHEILA F. TIDWELL AND CONNIE M. WILLIAMS, BOTH UNMARRIED, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by quitclaim deed from LEE A. COHEN, TRUSTEE, of record in Instrument No. 20060202-0013243, dated February 1, 2006, said Register's Office.

Further, being a portion of the same property conveyed to RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from SHEILA F. TIDWELL AND CONNIE M. WILLIAMS, BOTH UNMARRIED, of record in Instrument No. 20070705-0079971, dated July 3, 2007, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 1835, page 48, and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1420 ELECTRIC AVENUE, NASHVILLE, TN 37206**
(House Number) (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; 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.

Witness our hands this 31st day of October, 2025.

RARE EARTH PROPERTIES
A Tennessee General Partnership

By: Sheila F. Tidwell, Partner

By: Connie M. Williams, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sheila F. Tidwell and Connie M. Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of **Rare Earth Properties,** the within-named bargainor, a Tennessee General Partnership, and that they as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Rare Earth Properties,** by themselves as such partners.

Witness my hand and official seal at office this 31st day of October, 2025.

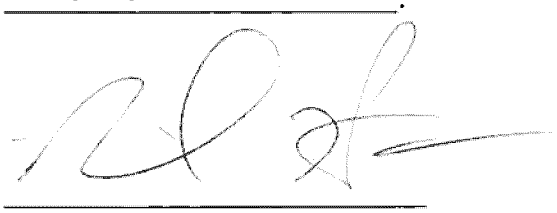
My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Nick Harris, 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 **10/31/25**.



Affiant Signature

10/31/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **31** day of **October**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

