Karen Johnson Davidson County
Batch# 1346454 DEEDWARR
11/14/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20251114-0091087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

BM-TRA-25-4500

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
The James David Shoffitt Revocable Living Trust	**Same as New Owner**	
(NAME) **4900 Nevada Avenue**	(NAME)	**091-16-0-096.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY DIANE MABRY AND JANICE GAYLE BUNDAY, AS DEVISEES OF EVALINE HARRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES DAVID SHOFFITT, TRUSTEE OF THE JAMES DAVID SHOFFITT REVOCABLE LIVING TRUST DATED AUGUST 22, 2024,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 401 and the East 25 feet of Lot No. 403, of Block 19, Map of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office of Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 85 feet on the northerly side of Nevada Avenue and run back between lines, Lot No. 401 running back along the westerly line of 45th Avenue, North 180 feet to an alley

Being the same property conveyed to Comer Eugene Harris and his wife, Evaline Harris, by Warranty Deed from Hugh Marvin Gleason and his wife, N. Irene Gleason, dated June 20, 1975, and recorded on June 23, 1975, in Book 4925, Page 829, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Comer Eugene Harris and his wife, Evaline Harris, by Quitclaim Deed from Comer Eugene Harris and his wife, Evaline Harris, of record in Instrument No. 20041105-0133603, in the Register's Office for Davidson County, Tennessee, dated November 2, 2004, and recorded on November 5, 2004.

The said Comer Eugene Harris having died on January 26, 2016, with Evaline Harris vesting as the surviving tenant.

The said Evaline Harris having died testate on December 31, 2021. Her interest in the subject property vested at her death in Janice Bunday and Sherry Mabry as devisees under her duly probated Last Will and Testament in Docket No. 22P290 in the Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4500 Nevada Ave, Nashville, Tennessee 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. 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 my/our hand(s) this the 7 DAY OF NOVEMBER, 2025.

Sherry Diane Mabry

Janice Gayle Bunday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY DIANE MABRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 of November, 2025.

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE GAYLE BUNDAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 of November, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 November 7. 2025.

Affiant Signature

14th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028