WARRANTY DEED

Karen Johnson Davidson County
Batch# 1351968 DEEDWARR
12/01/2025 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20251201-0095192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-08-28

25NT01068 (AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4908 Idaho Ave, LLC	Same as New Owner	
(NAME) 5107 Idaho Avenue	(NAME)	103-03-0-129.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, TONYA HANLEY TRAVIS HANLEY, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 4908 IDAHO AVE, 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 No. 809, Block 37 on the map of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 809 fronts 50 feet on the Northerly margin of Idaho Avenue, formerly 5th Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tonya Gaines, Unmarried by Warranty Deed from Elizabeth A. Sauls, Unmarried of record in Instrument No. 20010216-0015154 Register's Office for Davidson County, Tennessee, dated February 02, 2001 and recorded on February 16, 2001.

Tonya Gaines has since married and is now known as Tonya Hanley. Travis Hanley joins in executing this deed conveying any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4908 Idaho Ave, Nashville, TN 37209
(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, 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.

JW2025-1453

Witness my hand this 14th day of November, 2025

TONYA HANLEY

TRAVIS HANLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tonya Hanley and Travis Hanley, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2025-1453

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 11/14/25 (date of document).

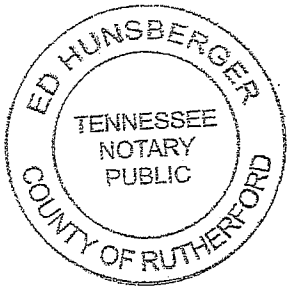
Affiant Signature

11/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of NOV, 25.

(SEAL)



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