Karen Johnson Davidson County
Batch# 1352016 DEEDWARR
12/01/2025 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251201-0095255

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2025.

Notary Public
MY COMMISSION EXPIRES: 4/18/2026
File No. G25-24573

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
R & D Development LLC (NAME)	R & D Development LLC (NAME)	72-8-97 & 72-8-96
907 Legacy Park Road (STREET ADDRESS)	907 Legacy Park Road (STREET ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Carolyn H. Davis, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R & D Development LLC**, 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:

Tract I

BEING Lot No. 23 on the Map of Dalewood, Section One, as of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the west margin of Thistlewood Avenue at the corner of Lots Nos. 22 and 23; thence with the line between said lots westerly 170.0 feet to a point; thence northerly 85.5 feet to the south line of Berrywood Road; thence with the line of the same, northeasterly 32.8 feet to the beginning of a curve; thence around said slight curve, northeasterly 127.4 feet to the beginning of another curve and continuing with said curve, southeasterly 42.3 feet to the westerly margin of Thistlewood Avenue, thence with the margin of same southerly 129.7 feet to the beginning.

Being the same property conveyed to Carolyn H. Davis by Deed dated August 15, 2000 from Gary L. Beazley, unmarried, recorded August 22, 2000, in Instrument Number 200000822-0083162, Register's Office of Davidson County, Tennessee.

Tract II

BEING triangular in shape and bounded as follows: on the north by the south margin of Berrywood Road; on the south by the north margin of Lot No. 23 of Dalewood Subdivision, Section 1; on the west by the east margin of Lot No. 4 of Geneva Heights Subdivision, Section 2. Being a remnant severed from Dalewood School by the relocation and extension of Berrywood Road.

Being the same property conveyed to Carolyn H. Davis by Deed dated August 15, 2000 from Gary L. Beazley, unmarried, recorded August 22, 2000, in Instrument Number 200000822-0083162, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2230 Thistlewood Avenue, Nashville, TN 37216 and Berrywood Drive, Nashville, TN 37216.

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. 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.

Witness my/our hand(s) this 21st day of November, 2025.

Carolyn H. Davis

Carolyn H. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2025, before me personally appeared Carolyn H. Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of November, 2025.

Notary Signature
My commission expires:

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 11/25/2025.

Affiant Signature – Joshua A. Terry

11/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/26/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27