Name and Address of New Owner:
Riley Lovingood and Grace Lovingood
4400 Nebraska Avenue, Nashville, TN 37209

Send Tax Bills To:

Karen Johnson Davidson County
Batch # 1358577 DEEDWARR
12/16/2025 10:46:02 AM 3 pgs
Fees: $18.00 Taxes: $4,588.00
20251216-0099942

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square, Ste 220
Franklin, TN 37064

Map & Parcel No: 103 04 0 176.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elizabeth Dykes Martin, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Riley Lovingood, and Grace Lovingood, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 7 and the Southeasterly part of Lot No. 8, Block 13, on the Plan of PART OF SYLVAN PARK, of record in Plat Book 332, Page 104, Register's Office for Davidson County.

Said property fronts 70 feet on the Northerly margin of Eighth Avenue, now known as Nebraska Avenue, and extends back 108.33 feet on the Easterly line along the Westerly margin of 3rd Street, now known as 44th Avenue North and 110.67 feet on the Westerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Elizabeth Dykes Martin, a single woman, by Warranty Deed from Kathryn M. Lamb, unmarried, of record in Instrument No. 20240715-0052928, in the Register's Office of Davidson County, Tennessee, dated on July 12, 2024 and recorded on July 15, 2024.

Being the same property conveyed to Kathryn M. Lamb, by Quitclaim Deed from Samuel C. McAdams and Louise C. McAdams, husband and wife, of record in Book 8442, Page 175, in the Register's Office of Davidson County, Tennessee, dated on April 18, 1991 and recorded on September 13, 1991.

Being the same property conveyed to Kathryn M. Lamb, an unmarried person and Samuel C. McAdams, by Warranty Deed from Robert L. Tucker, of record in Book 7907, Page 585 in the Register's Office of Davidson County, Tennessee, dated on July 25, 1989 and recorded on August 04, 1989.

This property more commonly known as 4400 Nebraska Avenue, Nashville, TN 37209

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2025.

Elizabeth Dykes Martin (SEAL)

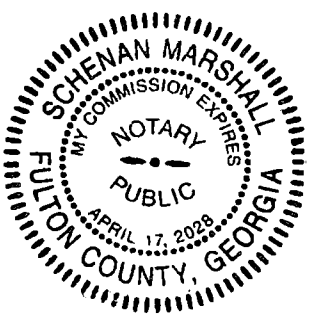
Elizabeth Dykes Martin

STATE OF GEORGIA
COUNTY OF Fulton

On this 11th day of December, 2025, before me personally appeared Elizabeth Dykes Martin, 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 11th day of December, 2025.

Schenan Marshall
Notary Signature
My commission expires: 04/17/2028



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth Dykes Martin

STATE OF GEORGIA
COUNTY OF Fulton

Sworn to and subscribed before me this 11th day of December, 2025.

Schenan Marshall
Notary Signature
My commission expires: 04/17/2028

