Karen Johnson Davidson County
Batch# 1359095 DEEDWARR
12/17/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251217-0100485

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	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 12th day of December, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Fleisher Building Group, LLC	New Owner(s)	072-03-0-069.00
1608 Fatherland Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EVELYN J. MAYBERRY, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FLEISHER BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the easterly 50 feet of Lot No. 219 on the Map of Inglewood Place, as of record in Book 332, Page 101.

Said easterly part of Lot No. 219 fronts 50 feet on the northerly side of McChesney Avenue, and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Kenneth M. Hall and Ruby N. Hall his wife by Warranty Deed from Barry W. Vincent, unmarried of record in Book 7447, Page 405, Register's Office for Davidson County, Tennessee, dated January 08, 1988 and recorded on January 12, 1988.

Kenneth M. Hall, husband of Ruby N. Hall, died on February 5, 2000, survived by his wife, Ruby N. Hall, who became sole owner of said property by operation of law to wit, the effect of Tenancy by the Entirety.

Being the same property conveyed to Lucien Dale Trustee by Quitclaim Deed from Ruby N. Hall of record in Instrument No. 20001116-0113643, Register's Office for Davidson County, Tennessee, dated November 14, 2000 and recorded on November 16, 2000 and within the same deed the said Lucien Dale, Trustee conveyed his interest in the subject property to Ruby N. Hall, unmarried.

Being the same property conveyed to Joyce Mayberry from Estate of Ruby Nell Mayberry Hall, deceased by Order of Probate No. 16P-704 dated October 25, 2016 and recorded October 25, 2016 among the Land Records of Davidson County, State of Tennessee in Instrument No. 2016025-0112606. Joyce Mayberry is the residuary devisee under the Last Will and Testament of Ruby Nell Mayberry Hall as admitted to probate on April 28, 2016.

Order of Probate (Muniment of Title) record on October 25, 2016 and record in Instrument No. 20161025-0112605

Being the same property conveyed to Evelyn J. Mayberry, an unmarried woman by Quitclaim Deed from Evelyn J. Mayberry, who acquired title as Joyce Mayberry, unmarried of record in Instrument No. 20240422-0028449 Register's Office for Davidson County, Tennessee, dated March 25, 2024 and recorded on April 22, 2024.

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

The address of the herein described property is believed to be 1203 McChesney Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of December, 2025.

Evelyn J. Mayberry by attorney

Evelyn J. Mayberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 12th day of December, 2025.

Notary Public

My Commission Expires: 11-3-28



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 December 12, 2025.

Affiant Signature

16th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 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