Warranty Deed

Karen Johnson Davidson County Batch# 1379153 DEEDWARR 02/11/2026 11:38:30 AM 3 pgs Fees: $18.00 Taxes: $628.63 20260211-0010683	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ MAURY The actual consideration or value, whichever is greater, for this transfer is $169,900.00. Affiant Subscribed and sworn to before me, this the 6th day of February, 2026. Notary Public My commission expires: 4.25.29

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Lawrence Godfrey	NEW OWNER	096-11-0A-021.00-CO
422 Stewarts Ferry Pike		
Nashville, TN 37214		

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, **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE GODFREY, A SINGLE MAN**, 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:

Being Unit C5, on the Plan of Hickory Place Condominiums, of record in Book 6472, Page 435, re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Vickroy, unmarried by Warranty Deed from Thomas W. Jackson II and wife, Pamela S. Jackson, dated September 29, 1995 and recorded in Book 9813, Page 869, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ben P. Adams and wife, Gwen Adams by Quitclaim Deed from Michael E. Vickroy dated February 23, 2001 and recorded March 20, 2001 in Instrument No. 20010320-0026606, Register's Office of Davidson County, Tennessee.

It appears Mary Gwendolyn "Gwen" Adams having become deceased on or about October 23, 2024; leaving Ben P. Adams as surviving tenant by the entirety. Ben P. Adams having become deceased on or about May 16, 2025.

Being the same property conveyed to Urban Gate Properties, LLC, by Warranty Deed from Mathew Q. Adams, Executor of The Estate of Ben Paschal Adams of record in Instrument No. 20251105-0088208 Register's Office for Davidson County, Tennessee, dated October 31, 2025 and recorded on November 05, 2025.

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 422 Stewarts Ferry Pike, Nashville, TN 37214, 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 6th day of February, 2026.

Urban Gate Properties, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Thornberry, Sole Member

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 Brandon Thornberry, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Urban Gate Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of February, 2026.

_____
Notary Public

My Commission Expires: 7/2/29

ANNE MARIE SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Feb. 6, 2026.

Affiant
Date: February 10, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of February 2026

Notary Public

My Commission Expires: 7/30/29

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY