WARRANTY DEED

Karen Johnson
Batch # 1385050
02/24/2026 02:56:53 PM
Fees: $13.00 Taxes: $9,897.50

Davidson County
DEEDWARR
2 pgs

20260224-0014737

File No.: RES-26-136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/06/28

(AFFIX SEAL)

DANA DEWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2028

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Francis Hannaway and Elizabeth Nicoll Hannaway, Trustees of The Hannaway Family Trust dated August 28, 2020	New Owner	103 03 0 204.00
(NAME)	(NAME)	
136 51st Avenue North Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **LIBERTY PIKE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **STEPHEN FRANCIS HANNAWAY AND ELIZABETH NICOLL HANNAWAY, TRUSTEES OF THE HANNAWAY FAMILY TRUST DATED AUGUST 28, 2020**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in the 24th Council District of Nashville, Davidson County, Tennessee, being the South part of an unnamed block of the J.G. Edward's Subdivision, recorded in Book 1835, Page 17, Register's Office for said County, more particular described as follows:

Beginning in the east right of way of 51st Avenue North, 214 feet north of Nebraska Avenue; thence along said 51st Ave N 01°36'37" W, 51.46 feet to an iron pin; thence leaving said Avenue N 88°44'16" E, 158.36 feet to an iron pin; thence S 01°15'22" E, 52.3 feet to an iron pin; thence S 89°02'53" W, 158.05 feet to the point of beginning, containing 0.20 acre, more or less.

Being the same property conveyed to Liberty Pike Partners, a Tennessee General Partnership, from William Anthony Crow, by Warranty Deed dated March 8, 2024, recorded on March 14, 2024, in Instrument No. 20240314-0017708, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 136 51st Avenue North, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 20th day of February, 2026.

Liberty Pike Partners, a Tennessee General Partnership

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Liberty Pike Partners, the within named bargainor, a Tennessee General Partnership, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the General Partnership, as Authorized Agent.

Witness my hand, at office, this 20th day of February, 2026

_____
Notary Signature
My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave, Nashville, TN 37210
(615) 515-7171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SS-26-136