Karen Johnson Davidson County
Batch# 1387584 DEEDWARR
03/03/2026 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $506.90
20260303-0016629

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NASHVILLE METRO HOLDINGS, LLC	**SAME**	**119-02-0-127.00**
(NAME) **3000 MERIDIAN BLVD., SUITE 160**	(NAME)	
(ADDRESS) **FRANKLIN, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 30 on the map of the re-subdivision of certain lots in Cumberland Nurseries Plan, as of record in Book 332, page 36, (erroneously referred to as 56 in prior deed of record), Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion of said land as set out and described in the Warranty Deed from Wilton C. Thompson, unmarried to the State of Tennessee for the use and benefit of the Department of Highways, dated March 6, 1970, of record in Book 4402, page 246, Register's Office for Davidson County, Tennessee.

Together with a perpetual right and easement of egress, ingress and regress as set out and described in the Roadway and/or Driveway Agreement of record in Book 8471, page 34, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Rare Earth Properties, a Tennessee general partnership, by deed from Sheila F. Tidwell and Connie M. Williams, both unmarried, dated July 3, 2007, of record in Instrument No. 20070705-0079971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Plat Book 332, page 36 and any and all other easements, restrictions, and conditions, which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **105-B EVELYN DRIVE, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (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 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. 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 our hands this 27th day of February, 2026.

RARE EARTH PROPERTIES
A Tennessee General Partnership

By: Connie M. Williams, Partner

By: Sheila F. Tidwell, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Connie M. Williams and Sheila F. Tidwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Partners of **Rare Earth Properties,** the within-named bargainor, a Tennessee General Partnership, and that they as such Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Rare Earth Properties**, by themselves as such Partners.

Witness my hand and official seal at office this 27th day of February, 2026.

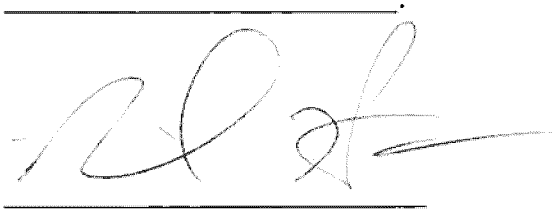
My commission expires: **March 3, 2026**



Notary Public

Certificate of Authenticity

I, Nick Harris, 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 **2/27/26**.



Affiant Signature

2/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **27** day of **February**, 20**26**.



Notary's Signature

My Commission Expires: 3/9/27

Date

