Karen Johnson Davidson County
Batch# 1395552 DEEDWARR
03/20/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $9,157.50
20260320-0022524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2026

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
515 Gallatin Pike LLC	NEW OWNER	Map: 051-04-0-070.00, 051-04-0-072.00 and 051-04-0-073.00
(NAME) 4313 Belle Mina Lane	(NAME)	
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO MILLION FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($2,475,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATE SISTERS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

515 GALLATIN PIKE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map #051-04-0-070.00 aka 513 Gallatin Pike - Madison, TN. 37115

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly 31.82 feet of Lot No. 54, All of Lot 55 and the southerly 15.65 feet of Lot 56 of Madison Realty Co.'s Subdivision of record in Book 547, Page 164, said Register's Office.

Said Lots front together 102.80 feet, more or less, on the easterly margin of Gallatin Pike or Highway and extends back between lines 150 feet to a line on the rear on which it measures 102.80 feet, more or less.

Map #051-04-0-072.00 aka 523 Gallatin Pike, Madison, TN. 37115

Land in Davidson County, Tennessee. Being Lots Nos. 51, 52, 53 and the southerly 23.51 feet of Lot No. 54, in the Madison Realty Company's Subdivision, as of record in Book 547, Page 164, of the Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of the Gallatin Pike and the northerly margin of Harrington Avenue; thence easterly with the northerly margin of said Harrington Avenue 150 feet, more or less, to the westerly line of Lot No. 50 in said subdivision; thence with said westerly line and northerly to a point and including the southerly 23.51 feet of Lot No. 54 in said subdivision; thence westerly 150 feet more or less to the easterly margin of said Gallatin Pike thence with the same southerly 189.50 feet, more or less, to the place of beginning.

Being the same property conveyed to Pate Sisters Properties, by Quitclaim Deed from Rachel Pate McDonald and Mary Dianna Chambers, Successor Co-Trustees of the Pate Joint Revocable Living Trust

Agreement U/A/D March 5, 2001, of record in Instrument No. 20210304-0028003, dated February 25, 2021, Register's Office for said County. See also deed of record in Instrument No. 20210304-0028002, said Register's Office.

Map #051-04-0-073.00 aka 105 Harrington Ave. - Madison, TN 37115

Being Lot Nos. 49 and 50 on the Map of Madison Realty Company's Subdivision, as of record in Plat Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the northerly side of Harrington Avenue and extends back between parallell lines, 190 feet to a dead line.

Said Lot No. 50 fronts 43 feet on the northerly side of Harrington Avenue and extends back 190 feet on its easterly line and 193.66 feet on its westerly line to a dead line and shows 14 feet on said dead line.

Being the same property conveyed to Pate Sisters Properties by Quitclaim Deed from Rachel Pate McDonald and Mary Dianna Chambers, Successor Co-Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001, of record in Instrument No. 20210304-0028000, dated February 25, 2021, said Register's Office. See also prior deed of record in Instrument No. 20130416-0037802, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 164, said Register's Office; (3) Right of Way Agreement to Nashville Gas Company of record in Book 2137, Page 329, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 513-523 Gallatin Pike, Madison, TN 37115
105 Harrington Ave., Madison, TN 37115
(House No.) (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 20th day of March, 2026.

Pate Sisters Properties

BY: Rachel L McDonald
Rachel L. McDonald, Partner

BY: Mary Dianna Chambers
Mary Dianna Chambers, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rachel L. McDonald and Mary Dianna Chambers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Partners respectively of Pate Sisters Properties, the within named bargainer, and that they as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of March, 2026.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 March 20, 2026.

(AFFIANT) – Karen Suggs

03/20/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 20th day of March, 2026.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY