Karen Johnson Davidson County
Batch# 1404756 DEEDWARR
04/13/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260413-0029814

WARRANTY DEED

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 10TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

File No.: 26-0111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael P. Fay	New Owner	Map: 105-03-0-265.00
(NAME) 1243 2nd Avenue S.	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

1247 2ND AVE S, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

MICHAEL P. FAY, MARRIED,

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:

Land in Davidson County, Tennessee, being the Southeasterly part of Lot No. 27 in John Nelson's Addition to Nashville, a plan of which is of record in Book No. 2, Page 182, in the Register's Office for said County.

Beginning on the Westerly margin of 2nd Avenue South, formerly Market Street, on the line between Lots Nos. 27 and 28; thence with said avenue Northerly 27 1/2 feet to what was formerly D. T. Reynolds S. E. corner; thence with his Southerly line Westerly 127 1/2 feet, more or less, to the Easterly margin of an

alley; thence with said alley Southerly 27 1/2 feet to the line between said Lots 27 & 28; thence with said alley Easterly 127 1/2 feet, more or less to the beginning.

Being the same property conveyed to 1247 2nd Ave S, LLC, a Tennessee Limited Liability Company, by deed from Daniel S. Schor, Trustee of the Daniel S. Schor Revocable Trust, u/a/d March 10, 2020, of record in Instrument No. 20230622-0047448, dated June 12, 2023, Register's Office for said County.

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 Book No. 2, Page 182, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1247 2nd Ave S, Nashville, TN 37210
(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 9th day of April, 2026.

1247 2nd Ave S, LLC
By: Daniel S. Schor Revocable Trust, Member

By: _____
Daniel S. Schor, Trustee

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel S. Schor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee of The Daniel S. Schor Revocable Trust, as Member of 1247 2nd Ave S, LLC, the within named bargainer, and that he as such Trustee of The Daniel S. Schor Revocable Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named 1247 2nd Ave S, LLC, as Member.

Witness my hand and official seal this, 9th day of April, 2026.

My Commission Expires: July 16, 2026

_____
Notary Public

MARIA DELCARMEN NELSON
Notary Public - State of Florida
Commission # HH 243001
My Comm. Expires Jul 16, 2026
Bonded through National Notary Assn.

Certification of Recorded Documents

I, Channing Miles, 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 April 10, 2026.

(AFFIANT) – Channing Miles

04/10/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of April, 2026.

My commission expires: 6/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY