WARRANTY DEED

Karen Johnson
Batch # 1413110
04/29/2026 10:44:05 AM
Fees: $13.00 Taxes: $3,607.50

Davidson County
DEEDWARR
2 pgs

20260429-0037838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, ,

File No.: NAS1637-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lindsey R Nobles and Virginia W Nobles	Lindsey R Nobles and Virginia W Nobles	083 10 0 025.00
(NAME) 404 Rudolph Avenue	(NAME) 404 Rudolph Avenue	
(ADDRESS) NASHVILLE, TN 37206	(ADDRESS) NASHVILLE, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Seventy-Five Thousand And No/100 Dollars ($975,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DISCOVER TN REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDSEY R NOBLES, AN UNMARRIED PERSON AND VIRGINIA W NOBLES, A MARRIED PERSON; TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 Northerly 20 feet of Lot No. 235 and all of Lot 236 on the Plan of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 235 and all of Lot 236 front together 50 feet on the Westerly side of Rudolph Street and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to Discover TN Realty LLC, A Tennessee Limited Liability Company, by Warranty Deed from Shirley Faye Eberhart, dated April 01, 2024 and recorded on April 02, 2024 of record in Instrument No. 20240402-0022954, in the Register's Office of Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 404 Rudolph Avenue, NASHVILLE, TN 37206

(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 28th day of April, 2026.

Discover TN Realty, LLC

BY: _____

Jonathan R. Cruz
Sole Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Jonathan R. Cruz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member for Discover TN Realty LLC, the within named bargainor, a Tennessee limited liability company, and that such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Jonathan R. Cruz/

Witness my hand, at office, this 28th day of April, 2026.

_____

Notary Public

My Commission Expires: 1-4-27

