Karen Johnson Davidson County
Batch# 1414103 DEEDWARR
05/01/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260501-0038852

WARRANTY DEED

DM-SRE-26-1830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,999.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-26-29
(AFFIX SEAL)

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Whitelow	**Same as New Owner**	
(NAME)	(NAME)	**081-07-0-506.00**
1910A 10th Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GARLAND CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT WHITELOW,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14 on the Plan of Williamson and Valentino's Subdivision of Lots 3 and 4 of Woodward Property, of Record in Plat Book 2, Page 33, Chancery Court at Nashville, Tennessee, to Which Plat Reference is hereby made for a Complete and Accurate Description of Said Lot.

Being the same property conveyed to Garland Capital, LLC by Warranty Deed from Bonnye P Holt, a married woman of record in Instrument No. 20150310-0020358 Register's Office for Davidson County, Tennessee, dated March 6, 2015 and recorded on March 10, 2015.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 33, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1830 11th Ave. N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 30 DAY OF APRIL, 2026.

Garland Capital LLC

BY: _____
Erik Nikravan
Authorized Agent/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIK NIKRAVAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT/MEMBER of GARLAND CAPITAL LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 of April, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, JUSTIN FOSTER 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 4/30/24 (date of document).

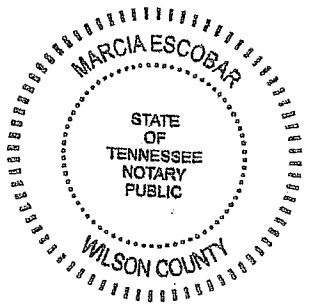
Affiant Signature

4/30/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of April, 24.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027