Karen Johnson Davidson County
Batch# 1443096 DEEDWARR
07/07/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $111.00
20260707-0061308

DEBORAH J. 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 $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: MARCH 5, 2030

(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**	**119-01-0-259.00**
(NAME) **3000 MERIDIAN BLVD., SUITE 160**	(NAME)	**119-01-0-260.00**
(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:

Tract 1:
Land in Davidson County, Tennessee, being Lot 25, Map of the Subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos. 6, 11,12, and 13, Cumberland Nurseries Plan, as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

Being part of Lot No. 25, on the map of Subdivision of part of Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Evelyn Drive said point being the northwest corner of Lot No. 26 on said plan; thence with the westerly boundary of Lot No. 26 southwardly 77.1 feet to a point; thence south 77 degrees 21 minutes west 52.8 feet to the easterly margin of an alley; thence with said alley northwardly 94 feet to the said southerly margin of Evelyn Drive; thence with said margin eastwardly 50 feet, more or less, to the point of beginning and containing 4278 square feet. Being the same property conveyed to The State of Tennessee for the use and benefit of the Department of Highways by deed from E. H. Jones and wife, Virginia Tucker Jones, on September 17, 1969, of record is Book 4366, page 260, Register's Office for Davidson County, Tennessee.

Tract 2:
Being Lot No. 26 on the Map of the Subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos. 6, 11,12, and 13, Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Remaining part of Lot No. 26 fronts 50 feet on an alley and runs back 89.70 feet, more or less, as the easterly line and 72.90 feet, more or less, on the westerly line to the margin of I-440 of which it measures 52.8 feet.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

Being part of Lot No. 26 on the Map of the Subdivision of part of Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Evelyn Drive said point being the northwest corner of Lot No. 27 on said plan; thence with the westerly boundary of Lot No. 27 southwardly 60.3 feet to a point; thence south 77 degrees 21 minutes west 52.8 feet to a point in the easterly boundary of Lot No. 25; thence with said boundary northwardly 77.1 feet to the southerly margin of Evelyn Drive; thence with said margin south 84 degrees east 50

feet to the point of beginning and containing 3435 square feet. Being the same property conveyed to The State of Tennessee for the use and benefit of the Department of Highways by deed from Clarence Preston and wife, Bertha Preston, on November 26,1969, of record in Book 4383, page 410, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to CONNIE M. WILLIAMS AND SHEILA F. TIDWELL, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE SECURITIES, INC. ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2005-W4, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 WITHOUT RECOURSE, BY AMC MORTGAGE SERVICES INC. AS ATTORNEY IN FACT, of record in Instrument No. 20070209-0017327, dated February 6, 2007, said Register's Office.

SHEILA F. TIDWELL AND CONNIE M. WILLIAMS, further conveyed to RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed of record in Instrument No. 20070705-0079971, dated July 3, 2007, said Register's Office.

Unimproved (X)
This is improved( ) property, known as **113 & 117 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 30th day of June, 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 30th day of June, 2026.

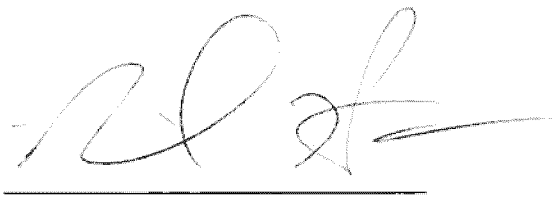
My commission expires: **March 5, 2030**

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 6/30/26.



Affiant Signature

6/30/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 20 26



Notary's Signature

My Commission Expires: 3/9/27

Date

