2026-2139-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$275,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of July 2026

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

Karen Johnson Davidson County
Batch# 1443868 DEEDWARR
07/10/2026 09:57:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20260710-0062378

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
GGE LLC	GGE LLC	071-04-0-086
1222 North 2nd Street	1222 North 2nd Street	
Nashville, TN 37207	Nashville, TN 37207	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kimberly Ann Betty, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **GGE LLC, a Tennessee Limited Liability Company**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 340 on the plan of Joywood Heights, Section Two, as of record in Book 1130, pages 92 and 93, Register's Office for Said County, Tennessee. Said Lot No. 340 fronts 60 feet on the east side of Jones Avenue and runs back between parallel lines 215 feet to a dead line.

Being the same property conveyed to Jesse D. Betty Jr., and wife, Shirley Irene Betty and Kimberly Ann Betty, unmarried, by Deed from Jesse D. Betty, Jr. and wife, Shirley Irene Betty, of record in Instrument Number 20151230-0131152, Register's Office for Davidson County, Tennessee. The said Jesse Douglas Betty, Jr. having since died on May 24. 2018, leaving his interest to Shirley Irene Betty by right of survivorship. The said Shirley Irene Betty having since died on February 16, 2022, leaving her interest to Douglas Edward Betty and Kimberly Ann Betty, as Devisee of her Last Will and Testament as evidenced by Order to Probate for Muniment of Title, Case No. 22P2235, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), of record in Instrument Number 20230202- 0007737, said Register's Office. Further conveyed to Kimberly Ann Betty, by Quit Claim Deed from Douglas Edward Betty and Kimberly Ann Betty dated May 28, 2023 and recorded May 30, 2023 at Instrument Number 20230530-0040552 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 1130, Page 92, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **2515 Jones Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July, 2026.

Kimberly Ann Betty

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kimberly Ann Betty,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 9th day of July, 2026.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 7/9/2026 (date of document).

Affiant Signature
Date 7/9/2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY