Karen Johnson Davidson County
Batch# 1471520 DEEDWARR
09/10/2026 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20260910-0084080

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 4th day of September, 2026.

Notary Public
My commission expires: 10/16/2029

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Urban Gate Properties LLC 718 Mcferrin Avenue Nashville, TN 37206	New Owner	043-13-0 115.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LORI O'DONOHOE AND SUSAN DANYELLE PHIFER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to URBAN GATE PROPERTIES LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 9 and the easterly ½ of Lot No. 8, Block "D", on the Map of Forest Park Subdivision at Madison, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 75 feet on the southerly side of Old Hickory Boulevard, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andrew Broadway and wife, Grace Daniel Broadway by Deed from Fate Lannom, unmarried, dated 8/15/1946 and recorded 2/18/1947 in Book 1452, Page 217, Register's Office for Davidson County, Tennessee.

The said Andrew Broadway a/k/a James Andrew Broadway having since died on 6/9/1972.

Further being the same property conveyed to Danye Sue Phifer by Quitclaim Deed from Grace Daniel Broadway, with a life estate reserved by Grace Daniel Broadway, dated 3/16/1981 and recorded 4/30/1981 in Book 5739, Page 502, Register's Office for Davidson County, Tennessee.

The said Grace Daniel Broadway having since died on 11/10/2002, thus extinguishing her life estate.

The said Danye Sue Phifer a/k/a Danye Sue Broadway Phifer having since died on 4/29/2023, leaving Lori O'Donohoe and Susan Danyelle Phifer as her heirs at law according to Affidavit of Heirship of record in Instrument No. 20260624-0057125, said Register's Office.

The said property having never been the Grantors primary residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 432 E Old Hickory Blvd, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of September, 2026.

Lori O'Donohoe

Susan Danyelle Phifer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lori O'Donohoe and Susan Danyelle Phifer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2026.

My commission expires: 7-22-30

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 3, 2026

Affiant Signature

9th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

