Karen Johnson
Batch # 1476713
09/23/2026 01:57:11 PM
Fees: $13.00 Taxes: $1,942.50

Davidson County
DEEDWARR
2 pgs

20260923-0088319

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

W-PM-26-3908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

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)
Alien Holdings LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**104-01-0-177.00**
1000 Stainback Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **JUDITH LEVY NKA JUDITH LONG ISVAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALIEN HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 2 and the West 10 feet of Lot No. 3 on the map showing the subdivision of Lots 43, 44 and 45 in West Grove Subdivision, as of record in Book 547, page 179, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 63.33 feet on the North side of Utah Avenue and run back between lines,167.83 feet on the West line of Lot No. 2, and 168.83 feet mor or less on the East line of a part of Lot No. 3, to the South margin of the right of way of the West Nashville Brance of the N.C. & St. L. Railroad, on which they measure 63.33 feet more or less.

Being the same property conveyed to Judith Levy by Warranty Deed from Mary Cullen Shepperson of record in Book 9549, Page 780, Register's Office for Davidson County, Tennessee, dated December 15, 1994 and recorded on December 19, 1994.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 179, 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: **3908 Utah Ave, Nashville, Tennessee 37209**.

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 21st DAY OF SEPTEMBER, 2026.

Judith Long Isvan
by Benjamin D. Owen, Attorney in Fact
Judith Levy nka Judith Long Isvan by Benjamin D. Owen
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN D. OWEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JUDITH LEVY NKA JUDITH LONG ISVAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JUDITH LEVY NKA JUDITH LONG ISVAN.

Witness my hand and official seal, this the 21st of September, 2026.

Notary Public
My Commission Expires: Nov 8 2027
(SEAL)

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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