Karen Johnson Davidson County
Batch # 1479272 DEEDWARR
10/01/2026 03:17:34 PM 2 pgs
Fees: $13.00 Taxes: $425.50
20261001-0090744

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/10/29

(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

LL-CCL-26-925

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)
Rightway Real Estate LLC	**Same as New Owner**	
(NAME)	(NAME)	**092-05-0-141.00**
P.O. Box 90584		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **FAM NIGHT, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RIGHTWAY REAL ESTATE 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. 1 on the Plan of Resubdivision of Lots 9 and 10 of the W.T. Gaithers Subdivision of Midway and the Northern 25 feet of Property Abandoned by the City (Clare Ave.) Metropolitan Council Bill No. 76-386 of record in Plat Book 6200, Page 902, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property vested in FAM Night, by Final Decree Confirming Sale filed under Tax Civil Action Number 94-632-I, of record in Book 9673, Page 113, Register's Office for Davidson County, Tennessee, recorded on May 16, 1995.

Whereas, James Brown and Lisa Brown were acting under a general partnership doing business as FAM Night, as evidenced by a certain The Fam Night Sole Proprietorship Declaration of record in Instrument No. 20050511-00532276, Register's office for Davidson County, Tennessee.

Whereas, James Brown has since died, leaving Lisa Brown as the surviving partner of the general partnership known as Fam Night.

Whereas, this conveyance is for the purpose of winding up the partnership affairs in accordance with the Tennessee Revised Uniform Partnership Act Tenn. Code Ann. §§ 61-3-101 et seq.

The said Lisa Brown also joins in this conveyance in her individual capacity in order to convey any and all interest she may have in the subject property.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 87 and Book 6200, Page 902, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **925 32nd Ave N, 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 29th DAY OF SEPTEMBER, 2026.

FAM Night

BY: _____
Lisa Brown
Surviving Partner

_____
Lisa Brown - Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA BROWN, signing for FAM NIGHT, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Surviving Partner of FAM NIGHT, the within named bargainor, a partnership, and that he/she as such Surviving Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of September, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

My Commission Expires:
May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA BROWN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor, and that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of September, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

My Commission Expires:
May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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