THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347103**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 23rd day of April, 2024. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch # 1126635 DEEDWARR
04/24/2024 11:03:07 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20240424-0029531

WARRANTY DEED

Address New Owner: Earl Lee, LLC 700 12th Ave S, Unit 1402 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paula Caye David, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Earl Lee, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 20 feet of Lot No. 237 and the easterly 50 feet of Lot No. 238 on the Plan of Belmont Land Company's Property, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said parts of Lots 237 and 238 front together 70 feet on the northerly side of Sweetbriar Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to CAYE DAVID, by deed from KAREN D. PARKER COBLE AND HUSBAND STEVEN F. COBLE, of record in Book 8474, page 825, dated October 30, 1991, said Register's Office.

Being the same property conveyed to PAULA CAYE DAVID by quitclaim deed from PAULA CAYE STURTRIDGE, of record in Instrument No. 20120327-0025971, dated March 12, 2012, said Register's Office.

Paula Caye David being one and the same as Caye David and Paula Caye Sturtridge.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-04-0-009.00.

Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is improved property located at 1712 Sweetbriar Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of April, 2024.

Paula Caye David

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula Caye David, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2024.

Notary Public

My Commission Expires: 5/9/26

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026