RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

JOSEPH WHITE
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON
My Comm Exp. April 27, 2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W-RIA-24-1044

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)
1044 Jefferson Street Partners, LLC	**NEW OWNER**	
(NAME)	(NAME)	**08116037500**
4117 Hillsboro Pike, Suite 103-265		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **THE SOUTHBOUND TRUST, DATED APRIL 7, 2023,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1044 JEFFERSON STREET PARTNERS, LLC,** 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 part of Lot 155 on the Plan of D. T. McGavock's First Addition of record in Plat Book 10, Page 606 to 609, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 155 fronts 55 feet on the northerly side of Jefferson Street and extends back between parallel lines 180 feet to the southerly margin of Madison Street.

Being the same property conveyed to David J. Childers by Warranty Deed from The Trustees of the Roger W. Haskins, Jr. and Ellen S. Haskins Revocable Trust Agreement of record in Instrument No. 20140228-0017138 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on February 28, 2014.

Being the same property conveyed to The Southbound Trust, dated April 7, 2023 by Quitclaim Deed from David J. Childers of record in Instrument No. 20240508-0033817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 10, Page 606 - 609, 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: **1044 Jefferson St., Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch # 1132326 **DEEDWARR**
05/08/2024 10:03:10 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20240508-0033818

Witness my/our hand(s) this the 1st DAY OF MAY, 2024.

The Southbound Trust, dated April 7, 2023

BY: Virtue Private Client, LLC, a Texas limited liability company
ITS: Trustee

BY: _____
Todd Jackson
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared TODD JACKSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Virtue Private Client, LLC, the Trustee of The Southbound Trust, dated April 7, 2023, the within named bargainor, and that he as such Managing Member on behalf of the Trustee, executed the foregoing instrument for the purposes therein contained, by signing the on behalf of the Trustee thereof.

Witness my hand and official seal, this the 1st of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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Nashville, TN 37212