WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $997,499.00.

Affiant

Subscribed and sworn to me on 05/22/24.

NOTARY PUBLIC

My Commission Expires: 03-16-26

TILLY BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1138719
05/23/2024 03:02:36 PM
Fees: $13.00 Taxes: $3,690.75

20240523-0038611

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14-KM-24-560

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Joel Thomas 560 Highcrest Drive Nashville, TN 37211	FirstBank 722 Columbia Ave Franklin, TN 37064	147 15 0 O 002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Flooring Guys, a Tennessee general partnership, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ryan Joel Thomas, unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B on the Plan of 558 Highcrest Drive Commons, a Horizontal Property Regime With Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230515-0036278, 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 part of the same property conveyed to The Flooring Guys, a Tennessee general partnership, by deed from Linton Roy Evans, of record in Instrument No. 20230221-0012236, Register's Office for Davidson County, Tennessee, dated February 17, 2023 and recorded on February 21, 2023.
>
> This is improved property known as 560 Highcrest Drive, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on 05/22/24.

THE FLOORING GUYS, A TENNESSEE GENERAL PARTNERSHIP

LITTLE RIVER VENTURES, LLC, General Partner of THE FLOORING GUYS, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Member of Little River Ventures, LLC

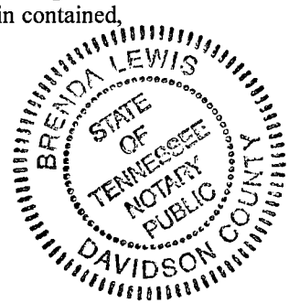
JJR INVESTMENTS, LLC, General Partner of THE FLOORING GUYS, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Jeremy Richardson, Member of JJR Investments, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of Little River Ventures, LLC, which is a Partner of THE FLOORING GUYS, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 05/22/24.



_____
NOTARY PUBLIC

My Commission Expires: 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, **Jeremy Richardson**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of JJR Investments, LLC, which is a Partner of THE FLOORING GUYS, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 05/22/24.



_____
NOTARY PUBLIC

My Commission Expires: 9-8-2025