THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MARCH 11, 2028	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $639,000.00 Affiant Subscribed and sworn to before me, this 14 day of June 2024. Notary Public My Commission Expires: 3·11·28

WARRANTY DEED

Address New Owner: Lucile, LLC 713 South 12th Street Nashville, TN 37206	Send Tax Bills to: New Owner	Tax Parcel ID No. **094010175.00**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JTRT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LUCILE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's 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 Lot No. 190 on the Plan of Payne, Blakemore &Cummings Addition to Edgefield, now part of Nashville, a Plan of which is of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 50 1/4 feet on the East side of 12th Street and extends back easterly 157.4 feet on the North line and 152.3 feet on the South line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to , JTRT PROPERTIES, LLC by Warranty Deed from Foster Investment Group, LLC of record in Instrument No. 20240401-0022392 Register's Office for Davidson County, Tennessee, dated March 29, 2024, and recorded on April 1, 2024.

This is improved property commonly known as: **713 South 12th Street, Nashville, TN 37206**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Karen Johnson Davidson County
Batch# 1147420 DEEDWARR
06/14/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,364.30
20240614-0044788

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June 2024.

JTRT PROPERTIES, LLC

By: _____
Nicholas Rew, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Nicholas Rew,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Manager of JTRT PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13th day of June 2024.

_____
Notary Public
My commission expires: 11/2/2026

LAURIE A. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 2, 2026

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 14, 2024.

Signature
Date: June 13, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 13th day of June, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025