THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1208967 DEEDWARR 11/27/2024 03:48:30 PM 3 pgs Fees: $18.00 Taxes: $2,775.00 20241127-0093050 NECOLE DENICE ROGERS Notary Public Commonwealth of Virginia Registration No. 00320438 My Commission Expires Apr 30, 2028	STATE OF Virginia) COUNTY OF Prince William) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00 Affiant Subscribed and sworn to before me, this 25 day of November, 2024. Necole Denice Rogers Notary Public My Commission Expires: 4/30/28

WARRANTY DEED

Address New Owner: Tyler Harvey and Janelle Harvey 2403 F Jefferson Street, Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 092 03 0E 006.00

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, **REINVEST THE WHEEL, LLC, AN OHIO LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TYLER HARVEY AND JANELLE HARVEY, HUSBAND AND WIFE,** ("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 Unit No. "F" on the plan of Homes at 2403 Jefferson Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200128-0010107 and amended in Instrument No. 20200129-0010709, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to JEFFERSON ST PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CREAM CITY DEVELOPMENT, LLC, of record in Instrument No. 20190919-0095192, dated September 17, 2019, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20200128-0010105, said Register's Office.

Being the same property conveyed to Reinvest The Wheel, LLC, an Ohio Limited Liability Company by Deed dated June 30, 2021 from Jefferson St Partners, LLC, a Tennessee Limited Liability Company, recorded July 9, 2021, in Instrument Number 202107090092744, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **2403 F Jefferson Street, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and 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.

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 25 day of November, 2024.

REINVEST THE WHEEL, LLC

Charles Cameron, Authorized Representative

STATE OF Virginia)
)
COUNTY OF Prince William)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHARLES CAMERON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of REINVEST THE WHEEL, LLC, the within named bargainer, an Ohio limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 25 day of November 2024.

Necole Denice Rogers
Notary Public
My Commission Expires: 04/30/2028

NECOLE DENICE ROGERS
Notary Public
Commonwealth of Virginia
Registration No. 00320438
My Commission Expires Apr 30, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 11/25/24.

Affiant Signature – Joshua A. Terry

11/27/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/27/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27