WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs. Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 620,000.00 .

Affiant

Karen Johnson Davidson County
Batch# 1231118 DEEDWARR
01/28/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20250128-0006627

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January 2025.

Notary Public

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026
(Affix Seal)

COMMISSION EXPIRES: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elite Multitude Services LLC dba The Wax House	New Owner	071-07-0-204
(NAME)	(NAME)	
324 East Trinity Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **East Labrador Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elite Multitude Services LLC dba The Wax House** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the west 50 feet of Lot Number 10 on the Map of Trinity Heights T. W. Crutchers Tr's Subd, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 10 fronts 50 feet on the southerly side of Trinity Lane and extends back 170.8 feet on the east line and 169.5 feet on the west line to a dead line in the rear measuring 50 feet thereon.

INCLUDED, BUT EXPRESSLY EXCLUDED from the above conveyance is that portion which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8333, page 861, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to East Labrador Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Benjamin S. Mitchell, of record in Instrument No. 20231120-0090021, dated November 17, 2023 and recorded November 20, 2023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **324 East Trinity Lane** (House Number) (Street) **Nashville, TN** (City or Town) (State) **37215** (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, 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 this 10th day of January 2025

East Labrador Properties, LLC, a Tennessee Limited Liability Company

By: _____
Anthony Davis, Sole Member

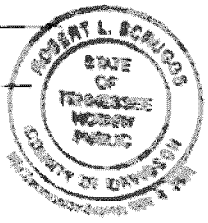
STATE OF TENNESSEE)
DAVIDSON COUNTY)

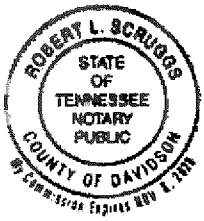
Before me, the undersigned, a notary public in and for said County and State, personally appeared Anthony Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of East Labrador Properties, LLC, (the "Company") the within named bargainor, a limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Sole Member.

WITNESS my hand and seal this 10th January 2025.

_____
Notary Public

Commission Expires: _____





, on this

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/10/25 (date of document)

Regina Sullo
Affiant Signature

January 27 2025
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27 day of January 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

