This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 5-4839-AJ

Karen Johnson Davidson County
Batch# 1240668 DEEDWARR
02/26/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20250226-0014062

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2025.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1614 11th Industries LLC 545 Oak Cove Norcross, GA 30071	DHM Industries, Inc. a Utah Corporation, dba The Investor's Edge, dba DOHARDMONEY.com 8846 S Redwood Road C212 West Jordan, UT 84088	081 12 0 078.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **1614 11th Avenue North Industries LLC, a Utah Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **1614 11th Industries LLC, a Utah Limited Liability Company** (individually and/or collectively, "Grantee"), 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 South Part of Lot No. 376 and the North part of Lot No. 377, on the Plan of MCGAVOCK'S TOWN of record in Plat Book 21, Page 23, said Register's Office, described as follows:

Beginning on the Easterly margin of Eleventh Avenue North at a point 25 feet 10 inches North of the corner of Lots No. 376 and 377; thence East 88.5 feet, more or less to the West Margin of an alley; thence with the West Margin of Said Alley South 40 feet, more or less, to a point 35 feet North of the corner of Lots Nos. 377 and 378; thence West 96 feet, more or less, to a point in the East margin of Eleventh Avenue, North, said point being 35 feet North of the corner of Lots Nos. 377 and 378; thence North 42 feet, more or less to the beginning.

Being the same property conveyed to 1614 11th Avenue North Industries, LLC, A Utah Limited Liability Company, by Warranty Deed from Derrick Barrington Nix, of record in Instrument No. 20240503-0032471, in the Register's Office of Davidson County, Tennessee, dated April 29, 2024 and recorded on May 03, 2024.

This is improved property located at: **1614 11th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 21st day of February, 2025.

GRANTOR:

1614 11th Avenue North Industries LLC, a Utah Limited Liability Company

By: Christy Breyonna Cousin
Christy Breyonna Cousin, Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christy Breyonna Cousin with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged that she is the Manager of 1614 11th Avenue North Industries, LLC a limited liability company, that she is authorized by 1614 11th Avenue North Industries LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 21st day of February, 2025.

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/21/25 (date of document).

Affiant Signature

2/21/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of February, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL