Karen Johnson Davidson County
Batch# 1256559 DEEDWARR
04/04/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20250404-0025801

WARRANTY DEED

File No. BC-25-342

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 9-7-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth J. Roth	NEW OWNER	
(NAME) 1400 McAlpine Avenue	(NAME)	061-16-0-318.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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/WE, **HOME MADE, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH J. ROTH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract 18, Block D of Country Club Estates, a subdivision in the Davidson County, State of Tennessee, a Plat of which subdivision is of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Home Made, Inc., a Tennessee Corporation by Special/Limited Warranty Deed from Music City Holdings LLC, a Texas Limited Liability Company of record in Instrument No. 20240821-0064378 Register's Office for Davidson County, Tennessee, dated August 19, 2024 and recorded on August 21, 2024.

This is property more commonly known as 1400 McAlpine Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 my/our hand this 4th day of April, 2025.

Home Made, Inc., a Tennessee Corporation

By:_____
Rachel Peiffer, Chief Operating Officer

By:_____
David Peiffer, Chief Executive Officer

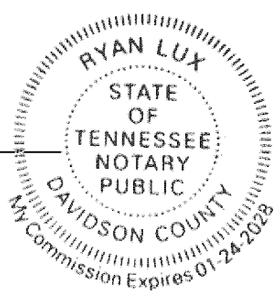
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux, of the state and county mentioned, personally appeared Rachel Peiffer, Chief Operating Officer of Home Made, Inc. and David Peiffer, Chief Executive Officer of Home Made, Inc., 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 Chief Operating Officer and Chief Executive Officer of Home Made, Inc., the within named bargainor, a Corporation, and that such Rachel Peiffer, Chief Operating Officer of Home Made, Inc. and David Peiffer, Chief Executive Officer of Home Made, Inc. as such Chief Operating Officer and Chief Executive Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Chief Operating Officer and Chief Executive Officer.

Witness my hand and seal, at office in Nashville, TN, this 4th day of April, 2025.

_____
Notary Signature

My commission expires:_____



Certificate of Authenticity

I, **Barbara McGinty**, 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 4-4-2025 (date of document).

Affiant Signature

Date 4-4-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER