THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1257160 DEEDWARR
04/07/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20250407-0026246

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jebavy Holdings, LLC 17 Montage Way Laguna Beach, CA 92651	NEW OWNER	117 08 0 152.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gregg T. Michaelson and Anne G. Michaelson, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jebavy Holdings, LLC, a Texas Limited Liability Company,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3004 Belmont Boulevard, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

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

Land in Davidson County, Tennessee being part of Lot No. 164 on the Map of Victoria Place as of record in Book 332, Page 10, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Belmont Boulevard, 126 feet North of the margin of Clayton Avenue, said point being 4 feet North of the corner of Lots Nos. 164 and 165; thence Easterly 56 feet to a point; thence Southeasterly 42.3 feet, more or less, to a line between Lots Nos. 164 and 165; thence with the line between said lots Easterly 56 feet to the Westerly margin of an alley; thence with the margin of same, Northerly 60 feet to the corner of Lots Nos. 163 and 164; thence with the line between said lots, Westerly 156 feet to the East line of Belmont Boulevard; thence with the margin of same, Southerly 56 feet to the point of beginning.

Being the same property conveyed to Gregg T. Michaelson and Anne G. Michaelson, husband and wife, by Warranty Deed from Stonegate Homes LLC, a Tennessee limited liability company, dated October 12, 2023, and recorded on October 16, 2023, of record in Instrument Number 20231016-0080690, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 3004 Belmont Boulevard, Nashville, TN 37212.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 27th day of ~~April~~ March, 2025.

Gregg T. Michaelson

Anne G. Michaelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of ~~April~~ March, 2025, before me personally appeared Gregg T. Michaelson and Anne G. Michaelson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of ~~April~~ March, 2025.

Notary Signature
My commission expires: 2/27/2029

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of April, 2025.

Notary Public
My commission expires: 9-7-2026

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

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 4-7-2025 (date of document).

Affiant Signature

Date 4-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th 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