# Warranty Deed

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| Karen Johnson Davidson County<br>Batch # 1260890 DEEDWARR<br>04/17/2025 02 17 23 PM 4 pgs<br>Fees $23 00 Taxes $3,714 78<br>20250417-0029545 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,003,995 00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 14th day of April, 2025<br><br>Notary Public<br><br>My commission expires |

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

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| THIS INSTRUMENT WAS PREPARED BY<br>WAGON WHEEL TITLE<br>204 SOUTH 11TH STREET<br>NASHVILLE, TN 37206<br>615.650.5100 | Return to:<br>Rudy Title and Escrow, LLC<br>2012 21st Avenue South<br>Nashville, TN 37212<br>FILE #: DM-EXP-25-2007 | |
| Address of New Owner(s) as follows<br><br>Nicholas Investments, LLC | Send Tax Bills To<br><br>New Owner(s) | Map/Parcel Numbers<br><br>104-12-0-110 00 |
| 600 12th Avenue South, Apt 822 | | |
| Nashville, TN 37203 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **2007 20TH AVE. SOUTH LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Lot No 9 on the Plan of Calhoun Subdivision of record in Plat Book 161, Page 156, in the Register's Office for Davidson County, Tennessee

Said Lot No 9 fronts 50 feet on the westerly wide of 20th Avenue South (formerly Courtney Avenue) and runs back between parallel lines, 150 feet to an alley

Being the same property conveyed to Robert E Patchin, Jr and wife, Linda M Marini by Warranty Deed from Evelyn C. McGaha, unmarried of record in Book 9035, page 873, Register's Office for Davidson County, Tennessee, dated July 30, 1993 and recorded on August 04, 1993

Said Linda M Marini died September 21, 2022 vesting Robert E Patchin, Jr. as the surviving tenant Said Robert E. Patchin, Jr. died September 21, 2022

Being the same property conveyed to Dipak V. Patel, a married man by Warranty Deed from Diane Boyer, Administratrix and sole heir-at-law of Estate of Robert E. Patchin, Jr., Nancy Lou Felkner, Administratrix and heir-at-law of Estate of Linda Mae. Marini, Janet Lee Marini, and John Kenneth Marini, as heirs-at-law of Estate of Linda Mae Marini of record in Instrument No 20230725-0057156 Register's Office for Davidson County, Tennessee, dated July 20, 2023 and recorded on July 25, 2023

Being the same property conveyed to 2007 20th Ave South LLC, a Tennessee Limited Liability Company by Warranty Deed from Dipak V Patel, Married of record in Instrument No 20240209-0009245 Register's Office for Davidson County, Tennessee, dated February 07, 2024 and recorded on February 09, 2024

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 2007 20th Avenue South, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of April, 2025.

***2007 20th Ave. South LLC, a Tennessee Limited Liability Company***

By:_____
Joshua Hall, Authorized Member

By._____
Christina Haack, Authorized Member

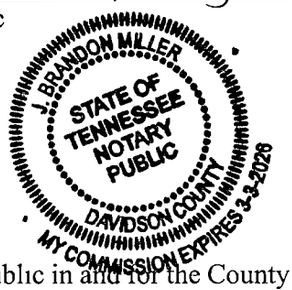
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of 2007 20th Ave. South LLC, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained

Witness my hand and seal this 14th day of April, 2025.

_____
Notary Public

My Commission Expires:
3-3-26




STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christina Haack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of 2007 20th Ave. South LLC, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of April, 2025.

_____
Notary Public

My Commission Expires:

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2007 20th Avenue South, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of April, 2025

***2007 20th Ave. South LLC, a Tennessee Limited Liability Company***

By:_____
Joshua Hall, Authorized Member

By. Christina Haack
Christina Haack, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of 2007 20th Ave. South LLC, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of April, 2025.

_____
Notary Public

My Commission Expires:

STATE OF CALIFORNIA
COUNTY OF _____ See attached

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christina Haack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of 2007 20th Ave South LLC, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of April, 2025.

_____
Notary Public

My Commission Expires

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Orange )

On April 14, 2025 before me, Josh Stittsworth, notary public
(insert name and title of the officer)

personally appeared Christina Haack,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature _____ (Seal)

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2361614
My Comm. Expires Jul 14, 2025