This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510333 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$271,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 23rd day of April, 2025. Notary Public My Commission Expires: 3/9/27

Karen Johnson Davidson County
Batch# 1264435 DEEDWARR
04/24/2025 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,002.70
20250424-0031535

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 23rd day of April, 2025, among:

ENGAUGE PROPERTIES LLC

A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Oak Creek Subdivision of record in Plat Book 5200, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Joseph S. Stubbs, III and Theresa M. Robinson, both unmarried, joint tenants with right of survivorship by Warranty Deed from Tony A. Peek and wife, Lori A. Peek of record in Book 7198, page 849, Register's Office for Davidson County, Tennessee, dated April 08, 1987 and recorded on April 10, 1987.
Being the same property conveyed to Joseph S. Stubbs, III, by Final Judgment of Divorce from Theresa Marie Stubbs, Entitled Docket No. 94D-3819 the Office of the Circuit Court Clerk for Davidson County, Tennssee and of record in Book 10826, Page 983 in the Register's Office for Davidson County, Tennessee, dated January 11, 1996 and recorded on March 6, 1998.

Said Joseph S. Stubbs, III having deceased on or about December 28, 2024. Last Will and Testament of record in the Office of the Probate Court Clerk for Davidson County, Tennessee as Docket No. 25P249 and of record as Instrument No. 20250324-0021933 in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Engauge Properties, LLC by Warranty Deed from Christopher B. Stubbs of record in Instrument No. 20250328-0023516 Register's Office for Davidson County, Tennessee, dated March 27, 2025 and recorded on March 28, 2025.

Being also known as 632 Rehnea Dr, Old Hickory, TN 37138.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Engauge Properties LLC

BY: _____

Christopher Gauger, Authorized Signor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Christopher Gauger, Authorized Signor for Engauge Properties LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2025.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 632 Rehnea Dr
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 632 Rehnea Dr
City, State, Zip: Old Hickory, TN 37138

Tax ID: 076-01-0-047.00

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 **April 23, 2025**.

Affiant Signature

4/23/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY