# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson
Batch # 1271069
05/09/2025 09:47:23 AM
Fees: $18.00 Taxes: $11,840.00

Davidson County
DEEDWARR
3 pgs

20250509-0036470

B-JL-25-4910-4912-4914

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **Queen City Properties, LLC** | NEW OWNER | |
| (NAME) | (NAME) | **091-11-4A-006.00-CO**<br>**091-11-4A-005.00-CO**<br>**091-11-4A-004.00-CO**<br>**091-11-4A-003.00-CO**<br>**091-11-4A-001.00-CO**<br>**091-11-4A-002.00-CO** |
| **2105 Cimmaron Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN LAFITTE BUILDERS, LLC, AND MICHAEL LEE AND WIFE, ELIZABETH LEE, IN THEIR INDIVIDUAL CAPACITY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **QUEEN CITY PROPERTIES, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tracts or parcels of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5 and 6 on the Plan of Fortynineten Delaware Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 202208260096737, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Unit 1

Being the same property conveyed to Michael Lee and wife, Elizabeth Lee by Quitclaim Deed from Jean Lafitte Builders, LLC F/K/A Jean Lafitte Designs, LLC of record in Instrument No. 20240801-0058489 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on August 01, 2024.

Unit 2

Being the same property conveyed to Michael Lee and wife, Elizabeth Lee by Quitclaim Deed from Jean Lafitte Builders, LLC F/K/A Jean Lafitte Designs, LLC of record in Instrument No. 20240801-0058498 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on August 01, 2024.

Units 3, 4, 5 and 6

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC by Warranty Deed from Tk Delaware, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20210702-0090230 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 02, 2021. Jean Lafitte Builders, LLC being one of the same as Jean Lafitte Designs, LLC, having changed their name upon filing Articles of Amendment with the TN Secretary of State effective October 4, 2023.

Michael P. Lee is Also Known as Michael Lee. Elizabeth S. Lee is Also Known as Elizabeth Lee.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Fortynineten Delaware Avenue of record in Instrument Number 20220826-0096737, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20220726-0085311, in the Register's Office for Davidson County, Tennessee.
- Charter of The Fortynineten Delaware Avenue Homeowners' Association, Inc. of record at Instrument No. 20220915-0102999, in the aforesaid Register's Office.
- Charter of Jean Lafitte Builders, LLC of record at Instrument No. 20231113-0087841, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

These are **improved** properties known as:
**4912 Delaware Avenue, Nashville, Tennessee 37209,**
**4914 Delaware Avenue, Nashville, Tennessee 37209,**
**4910-A Delaware Avenue, Nashville, Tennessee 37209,**
**4910-B Delaware Avenue, Nashville, Tennessee 37209,**
**4910-C Delaware Avenue, Nashville, Tennessee 37209, and**
**4910-D Delaware Avenue, Nashville, Tennessee 37209.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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(s) this the 7 DAY OF MAY, 2025.

Michael Lee

Elizabeth Lee

Jean Lafitte Builders, LLC

BY: _____
Michael P. Lee
President

BY: _____
Elizabeth S. Lee
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL LEE and ELIZABETH LEE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 of May, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

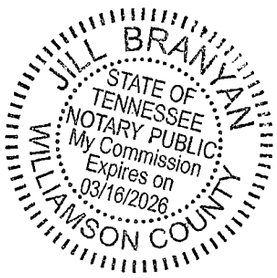
JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of JEAN LAFITTE BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 of May, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

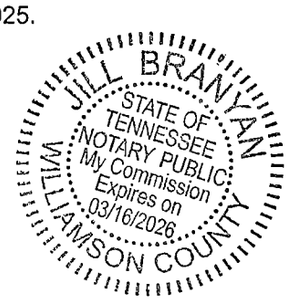



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JEAN LAFITTE BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 of May, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212