WARRANTY DEED

Karen Johnson Davidson County
Batch# 1271635 DEEDWARR
05/12/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250512-0036874

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FORTY THOUSAND AND 00/100 (340,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2028

(AFFIX SEAL)

TYARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CAYLIE CONNELLY (NAME)	**DOVENMUEHLE MORTGAGE** (NAME)	**094 01 0A 002.00**
810 SOUTH 12TH STREET NASHVILLE, TN 37206 (ADDRESS)	**PO BOX 660592 DALLAS, TX 75266** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of May, 2025, the undersigned, **SOUTH 12TH ST REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CAYLIE CONNELLY, UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **810 SOUTH 12TH STREET, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of HOMES AT 810 SOUTH 12TH STREET, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at 810 South 12th Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20131216-0126895, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to South 12th St Real Estate LLC, by Quitclaim Deed from Peter Jones and Jennifer Holcomb, husband and wife, of record in Instrument No. 20230503-0032865, in the Register's Office of Davidson County, Tennessee, dated April 26, 2023 and recorded on May 03, 2023.

Being the same property conveyed to Peter Jones and Jennifer Holcomb, husband and wife, by Warranty Deed from Jonathan Miller and wife, Julia Osgood, of record in Instrument No. 20220826-0096404, in the Register's Office of Davidson County, Tennessee, dated August 23, 2022 and recorded on August 26, 2022. Also see Affidavit of Scrivener's Error of record in Instrument No. 20221024-0115405, Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of May, 2025.

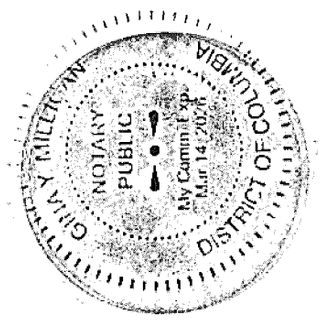
GRANTOR: SOUTH 12TH ST REAL ESTATE LLC
BY: JENNIFER HOLCOMB
ITS: MEMBER

STATE OF District of Columbia
COUNTY OF District of Columbia

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JENNIFER HOLCOMB** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **SOUTH 12TH ST REAL ESTATE LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **SOUTH 12TH ST REAL ESTATE LLC**, the within named Grantor, a duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the as Registered Agent.

WITNESS my hand, at office, on this 1st day of May, 2025.

Gina Y. Milligan — Notary Public
March 14, 2026 — My Commission Expires



IN WITNESS WHEREOF, this instrument has been executed this 1st day of May, 2025.

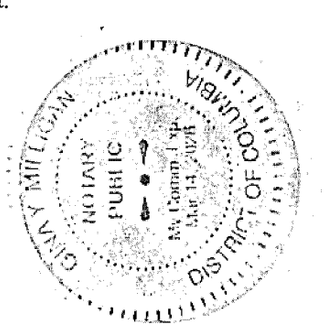
GRANTOR: SOUTH 12TH ST REAL ESTATE LLC
BY: PETER JONES
ITS: MEMBER

STATE OF District of Columbia
COUNTY OF District of Columbia

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **PETER JONES** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **SOUTH 12TH ST REAL ESTATE LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **SOUTH 12TH ST REAL ESTATE LLC**, the within named Grantor, a duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the as Registered Agent.

WITNESS my hand, at office, on this 1st day of May, 2025.

Gina Y. Milligan — Notary Public
March 14, 2026 — My Commission Expires



Certificate of Authenticity

I, Joshua A. Terry, 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 5/1/25.

Affiant Signature – Joshua A. Terry

5/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/6/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27