Karen Johnson Davidson County
Batch# 1272500 DEEDWARR
05/13/2025 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20250513-0037707

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23467-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2025.

Notary Public
My Commission Expires: 3/30/2029

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/30/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leverage LLC 4066 Nolensville Pike Nashville, TN 37211	New Owner	161-08-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NTCH-WEST TENN, INC, a Tennessee corporation,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Leverage LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), its successors 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 Reserved Parcel "A", as shown on the map of Kingswood Park Subdivision, of record in Plat Book 2900, page 70, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to NTCH-WEST TENN, INC., a Tennessee corporation by Warranty Deed from J M M, LLC, a Tennessee limited liability company, dated July 19, 2019, recorded July 22, 2019, of record in Instrument No. 20190722-0071260, Register's Office for Davidson County, Tennessee.

This is ☐ improved or ☒ unimproved property located at: **412 Brewer Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2025.

GRANTOR:

NTCH-WEST TENN, INC, a Tennessee corporation

By:_____
Glen Ishihara, President

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glen Ishihara, President the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of NTCH-WEST TENN, INC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of May, 2025.

* See attached for Notary Publication

_____
Notary Public
My Commission expires: _____

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 Los
County of Angeles

Subscribed and sworn to (or affirmed) before me on this 9th day of May, 2025, by Glenn Ishihara,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NICOLE AGULTO
Notary Public - California
Los Angeles County
Commission # 2455192
My Comm. Expires Jul 27, 2027

(Seal)

Signature N Agulto

I, Kirsten Virden, 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 5/13/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-13-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

