This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-5158-AP

Karen Johnson Davidson County
Batch# 1273686 DEEDWARR
05/15/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250515-0038460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2025.

Notary Public
My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ADG Holdings LLC Series 1055 Zophi St **116 Agnes Rd** **Knoxville, TN 37919**	New Owner	072 06 0 160.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Premier Trust Inc. Custodian FBO Debra Grimes IRA** (individually and/or collectively, "Grantor"), transfer and convey unto **ADG Holdings LLC Series 1055 Zophi St LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 49 on the REVISED AND CORRECTED MAP OF SUBDIVISION OF CASPER ZOPFI'S PLACE, as of record in Plat Book 547, Page 22, Register's Office for said County.

Said part of Lot No. 49 fronts 50 feet on the Northerly side of Zopfi Street and runs back 132 feet on the Easterly line and 132.67 feet on the Westerly line to the Southerly margin of Thomas Street, measuring 50 feet thereon.

Being the same property conveyed to Premier Trust Inc. Custodian FBO Debra Grimes IRA, by Warranty Deed from Robert H. Braswell, of record in Instrument No. 20150605-0052627, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 05, 2015.

This is improved property located at: **1055 A Zophi Street, Nashville, TN 37216**

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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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, 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 7 day of May, 2025.

GRANTOR:

Premier Trust Inc. Custodian FBO Debra Grimes IRA

By: Kathy Kl
Kathy Klein, Trust Officer

STATE OF Nevada
COUNTY OF Clark

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathy Klien. 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 she is the Trust Officer of Premier Trust Inc. Custodian FBO Debra Grimes IRA, 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 7th day of May, 2025.

BRENDA GARCIA
Notary Public, State of Nevada
No. 23-5079-01
My Appt. Exp. May 31, 2027

Notary Public
My Commission expires: May 31 2027

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-9-25.

Affiant Signature

5-9-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of May, 2025.

Notary Signature

My Commission Expires: 5-9-26

