WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000 00 Affiant, ~~Myles King~~ Victoria Ferraro SWORN TO AND SUBSCRIBED BEFORE ME, THIS 14 DAY OF MAY, 2025 Notary Public MY COMMISSION EXPIRES 1-11-26 (AFFIX SEAL)

Karen Johnson
Batch # 1274168
05/16/2025 01 34 11 PM
Fees $13 00 Taxes $1,406 00
20250516-0038802

Davidson County
DEEDWARR
2 pgs

TODD H HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ferraro Hancock & Associates, PLLC (TH)
4219 Hillsboro Pike, Suite 302
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cole Woodworks, LLC 219 Williamsburg Circle Brentwood, TN 37027	New Owner	070-09-3A-002 00 and 070-09-3A-001 00

FOR AND 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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, PROPERTY REHAB SOLUTIONS, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COLE WOODWORKS, LLC, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS 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 described as follows

Being all of Proposed Units A and B on the Plan of Summitt Avenue Residences I, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declarations of Covenants, Conditions and Restriction at Instrument No 20210728-0101584, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description

Being the same property conveyed to Property Rehab Solutions, LLC, by Quitclaim Deed, from Myles King and Janeth Harper, dated July 12, 2021, recorded July 16, 2021, of record in Instrument Number 20210716-0095983 in the Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions of record

This is unimproved property, commonly known as 2158 and 2160 Summitt Avenue, Nashville, Tennessee 37218

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 seised 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 singular, and the use of any gender shall be applicable to all genders

WITNESS my/our hand(s) this 14th day of May, 2025

GRANTOR
PROPERTY REHAB SOLUTIONS, LLC
A Tennessee limited liability company

By Myles King
Its Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Myles King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Property Rehab Solutions, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Member

WITNESS my hand and seal at office, on this 14th day of May, 2025

Notary Public

My commission Expires 1-11-26

TODD [illegible] HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Ferraro Hancock & Associates, PLLC
4219 Hillsboro Pike, Ste 302
Nashville, Tennessee 37215