Karen Johnson Davidson County
Batch# 1274364 DEEDWARR
05/19/2025 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250519-0039038

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450692**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Emma Nieman Affiant Subscribed and sworn to before me, this ___ day of May, 2025. Notary Public My Commission Expires: 8.19.2028

ORA KRISTIN NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Blade and Franco Holdings LLC 406 Scott Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 02 0 263.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Abraham Davis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blade and Franco Holdings LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of WHEELER HEIGHTS A PART OF LOT NO. 15 ON THE PLAN OF BROWNSVILLE of record in Plat Book 1424, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Abraham Davis, a single man, by Warranty Deed from Naomi R. Goodin, unmarried, of record in Instrument No. 20200528-0055111, in the Register's Office of Davidson County, Tennessee, dated May 26, 2020 and recorded on May 28, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHEELER HEIGHTS A PART OF LOT NO. 15 ON THE PLAN OF BROWNSVILLE, as recorded in Plat Book 1424, Page(s) 80.

This is improved property located at 406 Scott Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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.

Matthew Abraham Davis

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Abraham Davis, 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, at office, this 8th **day of May, 2025.**

Notary Public
My Commission Expires: 3-14-2026

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires 03/14/2026

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **05/08/2025** (date of document).

Jami K Averwater

Affiant Signature

05/19/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **19th** day of **May**, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD