RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280531 DEEDWARR
06/02/2025 12:41:30 PM 6 pgs
Fees: $33.00 Taxes: $1,757.50
20250602-0043120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of May 2025.

NOTARY PUBLIC

My commission expires: 4-26-26

JOHN M. LEE
LL# 10647-A
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Elliott 4511 Illinois Avenue Nashville, TN 37209.	Same address as new owner	091-12-0R-001-00 & 002

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($475,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TYG 423 UNION, LLC AND DANIELLE DUBETZ GRABHAM (WHO OBTAINED TITLE AS DANIELLE DUBETZ, AN UNMARRIED PERSON),** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JACOB ELLIOTT, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 418 and 420, Block 86 on the Plan of No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property in which a portion was conveyed to TYG 423 Union, LLC a Tennessee limited liability company, from Danielle Dubetz, an unmarried woman, by Quitclaim Deed dated May 17th, 2017, and recorded May 19, 2017 in Instrument #20170519-0049968, said Register's Office; and being the same property conveyed to Danielle Dubetz, an unmarried person, from Jason P. West and Anna West by Warranty Deed dated July 13, 2015 and recorded July 14, 2015 in Instrument #20150714-0068704, said Register's Office. The said Danielle Dubetz and Danielle Dubetz Grabham are one and the same person.

The Grantors herein constitute all of the co-owners of a building constituted into a horizontal property regime and by this deed waive this regime and regroup or merge the records of the filial estates with the principal property in accordance with Tennessee Code Annotated 66-27-109 and further warrant that the same is unencumbered with this conveyance and declare the horizontal property regime of record in Instrument 20160803-0080357, Register's Office, Davidson County, Tennessee, including all of its covenants, restrictions and conditions to be void and of no further force and effect upon the premises herein conveyed. This conveyance is subject to all matters in Plat Book 57, pages 74 and 75, said Register's Office and easement for ingress, egress and maintenance as retained in Instrument No. 200880903-0090152, Register's Office for said County.

Grantor (s) covenants with Grantee that Grantor(s) owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4511 Illinois Avenue, #A & B, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23 day of May, 2025

GRANTOR(S)

Danielle Dubetz Grabham

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Danielle Dubetz Grabham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ____ day of May 2025.

See Attached Document

Notary Public
My commission expires: _____

California All-Purpose Certificate of Acknowledgment

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

County of Marin } s.s.

On 05/23/2025 before me, Pei Li, Notary Public,
Name of Notary Public, Title

personally appeared Danielle Dubetz Grabham
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

PEI LI
COMM. # 2374657
NOTARY PUBLIC • CALIFORNIA
COUNTY OF SAN MATEO
My commission expires September 11, 2025

WITNESS my hand and official seal.

Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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GRANTOR(S)

TYG 423 Union, LLC, a Tennessee Limited Liability Company

By: _____
Danielle Dubetz Grabham, Authorized Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Danielle Dubetz Grabham with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself/herself to be the Authorized Member of TYG 423 Union, LLC, a Tennessee Limited Liability Company, the within named bargainor and that as such Authorized Member, execute the foregoing instrument for purposes therein contained by signing the name of the company, as such Authorized Member.

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

See Attached Document

_____
Notary Public
My commission expires: _____

California All-Purpose Certificate of Acknowledgment

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State of California

County of Marin } S.S.

On 05/23/2025 before me, Pei Li, Notary Public
Name of Notary Public, Title

personally appeared Danielle Dubetz Grabham
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

PEI LI
COMM. # 2374657
NOTARY PUBLIC • CALIFORNIA
COUNTY OF SAN MATEO
My commission expires September 11, 2025

WITNESS my hand and official seal.

Signature of Notary Public

Seal

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- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

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☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 May 30, 2025.

John M. Lee, Attorney

Date: May 30, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of May 2025.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
8-31-2027