Karen Johnson Davidson County
Batch# 1281630 DEEDWARR
06/05/2025 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,627.00
20250605-0044165

# Warranty Deed

| | |
|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $710,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this the 28th day of May, 2025.<br>Notary Public<br><br>My commission expires: 3/3/26 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Meaningful & Important, LLC | New Owner(s) | 082-07-0-538.00 |
| 216 Noah Drive, suite 140 | | |
| Franklin, TN 37064 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DARK MATTER PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEANINGFUL & IMPORTANT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 part of the John W. Bryan Property, unrecorded, and being known as 306 Wilburn Street, described as follows:

Fronts approximately 22 feet on the southerly side of Wilburn Street and extends back between parallel lines approximately 52 feet; and is bounded on the North by Wilburn Street; East by an alley; South by McKlemore; and West by Langham.

Being the same property conveyed to Jonathan Tyler Sullivan by Warranty Deed from Evelyn W. Brown and Christopher L. Brown of record in Instrument No. 20171102-0112376, Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 2, 2017.

Being the same property conveyed to Dark Matter Property Management, LLC, a Tennessee limited liability company by Warranty Deed from Jonathan Tyler Sullivan of record in Instrument No. 20220506-0052483, Register's Office for Davidson County, Tennessee, dated March 9, 2022 and recorded on May 6, 2022. See also Quitclaim Deeds of record in Instrument No. 20220506-0052481 and Instrument No. 20220506-0052482, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 306 Wilburn Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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 HANDS EFFECTIVE AS OF THE 28th day of May, 2025.

**Dark Matter Property Management, LLC,**
**a Tennessee Limited Liability Company**

By: Jonathan Tyler Sullivan, MEMBER
Jonathan Tyler Sullivan, Member

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jonathan Tyler Sullivan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Dark Matter Property Management, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2025.

NOTARY PUBLIC STATE OF TEXAS
CYNTHIA R BAKER
Notary ID #126638959
My Commission Expires
June 26, 2027

Notary Public

My Commission Expires: June 26, 2027

**Dark Matter Property Management, LLC,**
**a Tennessee Limited Liability Company**

By:_____
Cameron Morris, Member

STATE OF TEXAS,
COUNTY OF McLennan

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Cameron Morris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Dark Matter Property Management, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2025.

Tracey Lynn Trawick
Notary Public

My Commission Expires: 05/27/2026

Tracey Lynn Trawick
My Commission Expires
5/27/2026
Notary ID 133785000

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 28. 2025.

Affiant Signature

5th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

