# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $659,900 00

*Affiant*

Subscribed and sworn to me on 06/23/25

NOTARY PUBLIC

My Commission Expires 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1289161
06/24/2025 10 20 01 AM
Fees $13 00 Taxes $2,441 63

20250624-0049556

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY·

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER· | SEND TAX BILLS TO | MAP – PARCEL # |
|---|---|---|
| Logan Henry Hunt &<br>Matthew Lee O'Dell<br>310B Joyner Ave<br>Nashville, TN 37210 | NEW OWNER | 119 05 0G 002.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Flooring Guys III, a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Logan Henry Hunt, an unmarried man and Matthew Lee O'Dell, an unmarried man, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

> Land in Davidson County, Tennessee, being a portion Lot No 90, in Block 26, on the Plan of Resubdivision of Lots 4, 5, 6, 7, 8, 9 in Block 27; Lots 2, 3, 5, 6, in Block 26, and Blocks 23 and 24, Cumberland Nurseries, now being known as Unit B of 310 Joyner Avenue Commons, as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions of 310 Joyner Avenue Commons a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240814-0061935, Register's Office for Davidson County, Tennessee.
>
> Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the Declaration of Covenants, Conditions and Restrictions for 310 Joyner Avenue Commons, a Horizontal Property Regime with Private Elements, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein
>
> Being part of the same property conveyed to The Flooring Guys III, a Tennessee general partnership from L& L Flooring Company, Inc , a Tennessee Corporation by Quitclaim Deed dated July 31, 2024 and recorded on July 31, 2024, in Instrument No 20240731-0058119, in the Register's Office of Davidson County, Tennessee.
>
> This is Improved property, known as 310B Joyner Ave , Nashville, TN 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does

to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands on 06/23/25.

THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: LITTLE RIVER VENTURES, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Sole Member

By. LX3 PROPERTIES, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
James Nicholas Johnson, Sole Member

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of Little River Ventures, LLC, which is a Partner of THE FLOORING GUYS III, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner

Witness my hand and official seal on 6/23/25

_____
NOTARY PUBLIC

My Commission Expires. 9/8/25

BROOKE SOBO · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 09-08-2025

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, James Nicholas Johnson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of LX3 Properties, LLC, which is a Partner of THE FLOORING GUYS III, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner

Witness my hand and official seal on 6/23/25

_____
NOTARY PUBLIC

My Commission Expires 9/8/25

BROOKE SOBO · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 09-08-2025