Karen Johnson Davidson County
Batch# 1289256 DEEDWARRSP
06/24/2025 12:39:30 PM 6 pgs
Fees: $33.00 Taxes: $4,255.00
20250624-0049683

Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
108 Rains Ave., LLC 1407 Sweetbriar Ave Nashville, TN 37212	105-07-0-359.00 105-07-0-360.00	Same as New Owner
This instrument prepared by: **Rudy Title and Escrow, LLC 2012 21st Ave S. Nashville, TN 37212**		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CUMBERLAND ADVISORY GROUP, LLC**, ("Grantor"), a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey to **108 RAINS AVE., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00

Holly Ray
Affiant

Subscribed and sworn to before me this 24 day of June, 2025.

C R McKeigh.
Notary Public
My Commission Expires: 1-1-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

This is improved property located at 108 & 110 Rains Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 24 day of June, 2025.

CUMBERLAND ADVISORY GROUP, LLC
a Tennessee limited liability company

By: _____
Travis Dukes
Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRAVIS DUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CUMBERLAND ADVISORY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of June, 2025.

_____
Notary Public

My Commission Expires: 1-22-29

(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

EXHIBIT A
THE PROPERTY

LAND in Davidson County, Tennessee, being Lot Nos. 10 and 11 in B. F. Brown's Plan of Rains Spring Property, said Plan being of record in Book No. 57, Page 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Cumberland Advisory Group, LLC by Warranty Deed from William M. Brooks, Jr. of record in Instrument No. 20140429-0035830 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on April 29, 2014.

EXHIBIT B
PERMITTED EXCEPTIONS

1) Real property taxes for the calendar year 2025, a lien not yet due and payable.

2) Subject to all matters shown on the Plan of record in Plat Book 57, page 115, Register's Office for Davidson County, Tennessee

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 24, 2025.

Affiant Signature

June 24, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of June, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27