THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38715-05-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $6,700,000.00. Nancy Enoch Affiant Subscribed and sworn to before me this 24th day of June, 2025. Tracey Perry Notary Public My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1289809
06/25/2025 09:40:39 AM
Fees: $18.00 Taxes: $24,790.00

Davidson County
DEEDWARR
3 pgs

20250625-0049945

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
404 West Brookfield Trust 404 W. Brookfield Avenue Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 13009013900

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, **Sweetie, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **404 West Brookfield Trust dated June 24, 2025** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 404 W. Brookfield Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 24th day of June, 2025.

Sweetie, LLC

BY: _____
Steven J. Hutchinson, Member

BY: _____
Landyn Hutchinson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steven J. Hutchinson and Landyn Hutchinson,** 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, and who further acknowledged that they are the Members of Sweetie, LLC, the maker, or a constituent of the maker and are authorized by the maker, or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of June, 2025.

_____
Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. "E" on the Plan of a Subdivision of Lot No. 2 Block No. 1, The Highlands of Belle Meade No. 1 of record in Book 843, page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sweetie, LLC by deed dated May 6, 2014 from James Gregory Sikes, Co-Trustee and Denise Smith Sikes, Co-Trustee of the Sikes Community Property Trust of record in Instrument No. 20140507-0039103, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, which have been prorated and assumed by the Grantee.
2. Belle Meade City taxes for the year 2025, which have been prorated and assumed by the Grantee.
3. Inspection and Maintenance Agreement For Permanent StormWater Management Facilities of record in Instrument No. 20150526-0048296, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 843, page 14, Register's Office for Davidson County, Tennessee.