WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000 00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2025

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

DM-BR-25-1819-BC

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1292163
07/01/2025 08 25 10 AM
Fees $13 00 Taxes $1,998 00

Davidson County
DEEDWARR
2 pgs

20250701-0051562

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Dodd Development Group, LLC	**New Owner**	
(NAME)	(NAME)	**105-09-0-360.00**
1122 Woodvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EASY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DODD DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, being the southerly part of Lot No 20 on the Plan of Waverly Laud Company's Property called Waverly Place, as of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner, and Sumner, April 6, 1970, as follows·

Beginning at an iron pin in the westerly margin of Elliott Avenue, 225 5 feet more or less North of the Northerly margin of Grove Avenue, the common corner of Lots Nos 20 and 21, thence leaving said Avenue, North 80 degrees 08 minutes West 187 6 feet to an iron pin in the Easterly margin of Alley No 659, thence North 9 degrees 37 minutes East 50 feet to an iron pin; thence leaving said alley, South 80 degrees 08 minutes East 170 feet to an iron pin in the westerly margin of Elliott Avenue; thence with the margin of the same, southerly 53 10 feet to the beginning

Being the same property conveyed to Catherine Moore, Trustee of the 1819 Elliott Avenue Nominee Trust by Quitclaim Deed from George Sprung, Jr and Alison Vehorn, husband and wife of record in Instrument No 20180425-0038826 Register's Office for Davidson County, Tennessee, dated April 05, 2018 and recorded on April 25, 2018

Being the same property conveyed to Alison Vehorn by Quitclaim Deed from Catherine Moore, Trustee of the 1819 Elliott Avenue Nominee Trust of record in Instrument No 20191112-0115973 Register's Office for Davidson County, Tennessee, dated November 04, 2019 and recorded on November 12, 2019

Being the same proeprty conveyed to Easy Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alison Vehorn, a single woman of record in Instrument No 20250701-0051561 Register's Office for Davidson County, Tennessee dated June 27, 2025 and recorded on July 1, 2025.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1819 Elliott Avenue, Nashville, Tennessee 37203**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this the 27th DAY OF JUNE, 2025

Easy Holdings, LLC

BY _____
Robert Norris
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT NORRIS, 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 SOLE MEMBER of EASY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 27th of June, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212