WARRANTY DEED

Karen Johnson
Batch # 1294566
07/08/2025 10 51 27 AM
Fees $13 00 Taxes $2,960 00

Davidson County
DEEDWARR
2 pgs

20250708-0053564

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Lakeshore Investment Group, LLC **May Construction TN LLC**	**Same as New Owner**	
(NAME) **940 Battlefield Drive**	(NAME)	**118-05-0-157.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **ANYTIME OFFER LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAKESHORE INVESTMENT GROUP, LLC, AS TO AN UNDIVIDED 70% INTEREST AND MAY CONSTRUCTION TN LLC, AS TO AN UNDIVIDED 30% INTEREST,** 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, Tennessee, being Lot No. 3 of Block A , on the Map of Battlefield Estates, Section 2, as of record in Book 843, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet along the North side of Battlefield Drive and extends back 256 2 feet on the Westerly side and 252.6 feet on the Easterly side to a rear line measuring 97.9 feet thereon.

Being the same property conveyed to Kenneth Regen by Warranty Deed from Sally Ann Yeomans Revocable Trust of record in Instrument No. 20010712-0074185 Register's Office for Davidson County, Tennessee, dated July 09, 2001 and recorded on July 12, 2001.

Further being the same property conveyed to Anytime Offer LLC by Warranty Deed from Kenneth Regen of record in instrument number 20250708-0053549 Register's Office for Davidson County, Tennessee, date July 1, 2025 and recorded on July 8, 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 843, Page 108, 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: **940 Battlefield Drive, Nashville, Tennessee 37204**.

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 1st DAY OF JULY, 2025

Anytime Offer LLC

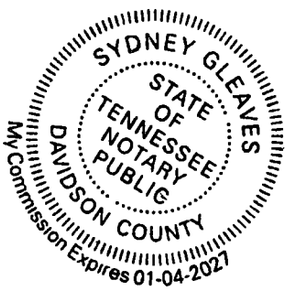
BY: _____
Rutger Reitmaier
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTGER REITMAIER, 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 ANYTIME OFFER 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 1st of July, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)



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