THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651295** Karen Johnson Davidson County Batch # 1295371 DEEDWARR 07/09/2025 10 13 07 AM 2 pgs Fees $13 00 Taxes $8,510 00 20250709-0053896	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is ~~$2,300~~,000 00 Affiant Subscribed and sworn to before me, this 8th day of July, 2025 Notary Public My Commission Expires. WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2026

WARRANTY DEED

Address New Owner: Ryan Thomas Worl and Gabrieli Worl 746 Benton Avenue Nashville TN 37204	Send Tax Bills To· New Owner	Tax Information: Tax Parcel ID No 105 10 0 376.00

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, **746 Benton, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Thomas Worl and Gabrieli Worl, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, 4 and 5 on the Plan of S.C CALDWELL'S RAYCROFT ADDITION of record in Plat Book 332, Page 37, in the Register's Office for Davidson County, Tennessee, which front together 150 feet of the Northerly side of Benton Avenue and run back between parallel lines at right angles to said avenue 150 feet to an alley.

Being the same property conveyed to 746 Benton, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from 746 Benton, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20221024-0115311, in the Register's Office of Davidson County, Tennessee, dated October 21, 2022, and recorded on October 24, 2022.

Being the same property conveyed to 746 Benton, LLC, a Tennessee limited liability company, by Quitclaim Deed of Consolidation from 746 Benton, LLC, a Tennessee limited liability company, of record in Instrument No 20220526-0061566, in the Register's Office of Davidson County, Tennessee, dated May 25, 2022, and recorded on May 26, 2022

Being the same property conveyed to 746 Benton, LLC, a Tennessee limited liability company, by Quitclaim Deed from 746 Benton, LLC, a Tennessee limited liability company, of record in Instrument No. 20210511-0063482, in the Register's Office of Davidson County, Tennessee, dated May 03, 2021, and recorded on May 11, 2021.

Being the same property conveyed to 746 Benton, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Richard A. Demonbreun, A Married Man, of record in Instrument No 20210111-0004640, in the Register's Office of Davidson County, Tennessee, dated January 06, 2021, and recorded on January 11, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S C CALDWELL'S ROYCROFT ADDITION, as recorded in Plat Book 332, Page(s) 37.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 365, Page 6.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Catering Kitchen recorded in Instrument No. 20010713-0074690.

Charter for 746 Benton, LLC recorded as Instrument No. 20210105-0001477.

This conveyance represents the last business act of the Grantor, 746 Benton, LLC, a Tennessee limited liability company, which is winding up its business and administratively dissolved.

This is improved property located at. 746 Benton Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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 this 8th day of July, 2025

746 BENTON, LLC

Christopher Dawson, Sole Member of M & S OZ Fund LLC, the Sole Member of 746 Benton, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of M & S Oz Fund, LLC, Sole Member of 746 Benton, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 8th day of July, 2025

Notary Public

My Commission Expires

