| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P25-8513-WE | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,580,000.00.<br>Tracey Terry<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2025<br>Notary Public<br>MY COMMISSION EXPIRES _____<br>(AFFIX SEAL) |

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Karen Johnson
Batch # 1298381
07/17/2025 09 39 06 AM
Fees $13 00 Taxes $16,946 00

Davidson County
DEEDWARR
2 pgs

20250717-0056404

# WARRANTY DEED

| ...LOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Lucy's Palace, LLC, a Tennessee limited liability company** | NEW OWNER | |
| 216 Lynnwood Blvd | | 116-07-0-057.00 |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Fortitude Family Revocable Trust, dated March 14, 2025**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucy's Palace, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot 2 on the Plan of Resubdivision of the northerly 50 feet of Lots 33 and 34 and the southerly 100 feet of Lots 35 and 36 on the Plan of Royal Oaks, as of record in Plat Book 5200, page 69, Register's Office for said County, to which plan reference is made for a more complete description.

Being a portion of the public right of way closed by Ordinance of the City of Belle Meade as Ordinance No. 90-11, and being more particularly described as the westerly 25 feet of DuPont Avenue, which was closed by Ordinance No. 90-11 by the City of Belle Meade, which portion of the said DuPont Avenue extends along the easterly border of the Grantee's property.

Being the same property conveyed to J. Curtis Cole and wife, Valerie W. Cole by Warranty Deed from John G. Thompson, Jr and wife, Gail N. Thompson of record in Book 11368, page 158, Register's Office for Davidson County, Tennessee, dated March 01, 1999 and recorded on March 04, 1999.

Being the same property conveyed to Meredith M. Griffith, a Married Woman by Quitclaim Deed from James Curtis Cole and wife , Valerie W. Cole of record in Instrument No. 20040702-0079345 Register's Office for Davidson County, Tennessee, dated June 25, 2004 and recorded on July 02, 2004.

Being the same property conveyed to Meredith M. Griffith, married by Quitclaim Deed from Gerald G. Patterson of record in Instrument No 20040702-0079346 Register's Office for Davidson County, Tennessee, dated June 25, 2004 and recorded on July 02, 2004.

Being the same property conveyed to Meredith Griffith by Quitclaim Deed from T. Scott Fillebrown and wife Lavinia J. Fillebrown, and the city of belle meade, Tennessee of record in Instrument No. 20041115-0136841 Register's Office for Davidson County, Tennessee, dated October 24, 2004 and recorded on November 15, 2004.

Being the same property conveyed to Meredith Griffith, married by Quitclaim Deed from J. Curtis Cole and wife, Valerie W. Cole of record in Instrument No. 20050216-0017791 Register's Office for Davidson County, Tennessee, dated November 16, 2004 and recorded on February 16, 2005.

Being the same property conveyed to Meredith Griffith by Quitclaim Deed from Jhon G. Thompson, Jr and wife, Gail N. Thompson of record in Instrument No. 20050216-0017792 Register's Office for Davidson County, Tennessee, dated January 11, 2005 and recorded on February 15, 2005.

Being the same property conveyed to Meredith Meacham Griffith, Trustee of the Fortitude Family Revocable Trust, established by the Revocable Trust Agreement of Meredith Meacham Griffith dated March 14, 2025 by Quitclaim Deed from

Meredith Meacham Griffith of record in Instrument No 20250327-0022997 Register's Office for Davidson County, Tennessee, dated March 14, 2025 and recorded on March 27, 2025. The said Meredith Meacham Griffith having divorced on January 23, 2025 in Docket No. 23D-1179 and is not remarried

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **216 Lynnwood Blvd, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 14 day of July, 2025.

Fortitude Family Revocable Trust, dated March 14, 2025

BY: _____
Meredith Meacham Griffith
Its:Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Fortitude Family Revocable Trust** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **Trustee** of the **Fortitude Family Revocable Trust,** the within named bargainor, and Trust, and that he/she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Meredith Meacham Griffith** as such **Trustee**.

Witness my hand and official seal this the 14 day of July 2025.

My Commission expires. _____

_____
Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028