RECORDING INFO	STATE OF TN) COUNTY OF Sumner)
Karen Johnson Davidson County Batch# 1305777 DEEDWARR 08/04/2025 12:04:30 PM 3 pgs Fees: $18.00 Taxes: $2,959.63 20250804-0061520	The actual consideration for this transfer or value of property transferred (whichever is greater) is $799,900.00. Affiant Sworn to and subscribed before me this 1st day of August, 2025. Notary Public My Commission Expires: 4/22/2029
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

Crystal Johnson State of Tennessee Notary Public Sumner County

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
South State Contractors, Inc. 412 Scott Farm Rd. Afton, TN 37616	New Owner(s)	105 05 0U 007.00

THIS GENERAL WARRANTY DEED is made and effective as of the 5th day of August, 2025 (the "***Effective Date***"), by and between:

11TH AVE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("***Grantor***"); and

SOUTH STATE CONTRACTORS, INC., A TENNESSEE CORPORATION ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of DAVIDSON, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Unit 7, 1106 WADE AVENUE TOWNHOMES, as shown in the Declaration of Covenants, Conditions and Restrictions for 1106 Wade Avenue Townhomes of record in. Instrument Number 20150219-0014254, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 11th Ave Holdings, LLC, a Tennessee limited liability company, by Warranty from UP Partnership, GP, a Tennessee general partnership, dated August 27, 2021 and recorded August 30, 2021 in Instrument No. 20210830-0116849, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1439 11th Avenue South, Nashville, TN 37203.

This conveyance is being made subject to (i) taxes for the year 2025, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOURTY-FOUR, EDGEHILL ESTATES, as recorded in Plat Book 4470, Page(s) 182.

2. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150219-0014254.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723 and Revised in Book 6236, Page 263.

4. Covenants, Conditions and Restrictions as set forth in Deed Restriction recorded in Book 4589, Page 659.

5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140822-0076853.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

11th Ave Holdings, LLC

BY: _____

Adam Burden
Authorized Agent

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, ADAM BURDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Agent of 11th Ave Holdings, LLC, a Tennessee limited liability company, and is authorized and empowered to execute this instrument on behalf of such limited liability company as its free act and deed.

Witness my hand, at office, this 31 day of July, 2025.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

_____
Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Crystal Johnson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/31/2025 (date of document).

Affiant Signature

8/4/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 4 day of Aug., 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County