WARRANTY DEED

Karen Johnson Davidson County
Batch# 1308846 DEEDWARR
08/12/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250812-0064034

JG-NREI-24-2823-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-3-28
(AFFIX SEAL)

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)
WIN Investment Holdings, LLC	**Same As New Owner**	
(NAME)	(NAME)	
2823 Jones Avenue & 0 Jones Avenue	**250 Chestnut Circle**	**060-16-0-145.00** **060-16-0-147.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Bloomfield Hills, MI 48304**	
(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, **NASHVILLE REAL ESTATE INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WIN INVESTMENT HOLDINGS, LLC, A WYOMING 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:

Tract 1 (Map 060-16-0; Parcels 147.00 & 145.00) (2823 Jones Avenue & 0 Jones Avenue, Nashville, Tennessee 37207
LAND in Davidson County, Tennessee, being part of Lots Nos. 10, 11, and 12 on this final plan of Joywood Heights, Section 3, not of record, described according to a survey made by George W. Watkins, Surveyor, November 25, 1952, as follows:

BEGINNING at an iron pin on the northeasterly margin of Jones Avenue at the point 129 feet northwest of the corner of Lots Nos. 9 and 10 on said plan; thence with said Avenue northwestwardly 77 feet to an iron pin; thence north 56 degrees 30 minutes east 889 feet to an iron pin; thence south 06 degrees west 488 feet to an iron pin, being north 06 degrees east 108 feet from the corner of Lots Nos. 9 and 10 on said plan, thence south 75 degrees west 321.5 feet; thence northwardly 180 feet; thence south 60 degrees 45 minutes west 310 feet, more or less, to the BEGINNING.

Being a portion of the same property conveyed to Nashville Real Estate Investments, LLC by Warranty Deed from Carmen Atkins, Trustee, for the benefit of Lindsey Van Rennes, Dillon Van Rennes, Hannah Dale and Mary Ashley Dale, Albert Lucien Dale, Jr. and Carolyn D. Dale, As Devisees and Co-Trustees Under The Last Will and Testament Of Mildred Beaty Dale of record in Instrument No. 20120517-0042949 in the Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded on May 17, 2012.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10383, Page 794, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way of Jones Avenue and Capitol View Avenue.
- Any and all existing easements and restrictions as shown of record not stated herein

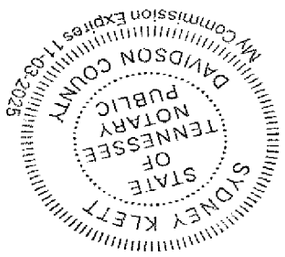
This is **unimproved** property known as: **2823 Jones Avenue & 0 Jones Avenue, Nashville, Tennessee 37207**.

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 8th DAY OF AUGUST, 2025.

Nashville Real Estate Investments, LLC

BY: _____
Laura Mitchell
Authorized Agent



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 NASHVILLE REAL ESTATE INVESTMENTS, 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 8th of August, 2025.

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

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

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 8 day of August, 2025.

K. Thomas Sidwell
Date: 8-8-25

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 8 day of August, 2025

Kimberly D Hicks
Notary Public
My Commission Expires: 1-01-26

