THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350455** Karen Johnson Davidson County Batch # 1310050 DEEDWARR 08/14/2025 09:27:31 AM 2 pgs Fees: $13.00 Taxes: $13,690.00 20250814-0064698	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,700,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2025. Notary Public My Commission Expires: HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Adam Zalev and Jennifer Suekey 609 Bowling Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 01 0 141.00

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, **Southern Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Zalev and Jennifer Suekey, 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. 2 on the Plan of the GLASGOW HOME PLACE, of record in Plat Book 3500, Page 112, Register's Office for said County.

Said Lot No. 2 fronts 117 feet on the Westerly side of Bowling Avenue and extends back 276 feet on the Northerly line and 279.6 feet on the Southerly line to a dead line in the rear, measuring 117.7 feet thereon.

Being part of the same property conveyed to Southern Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Clyde L. Brown, of record in Instrument No. 20220729-0086579, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022 and recorded on July 29, 2022.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLASGOW HOME PLACE, as recorded in Plat Book 3500, Page(s) 112.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3765, Page 465 and Book 3810, Page 737.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20240703-0050352.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 609 Bowling Avenue Nashville TN 37215

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 August, 2025.

Southern Holdings LLC.

By: _____
Nathan Lyons, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Southern Holdings LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 8th day of August, 2025.

_____
Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-09-2026