THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751633**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $830,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2025. Notary Public My Commission Expires:

Karen Johnson
Batch # 1311598
08/19/2025 09:41:36 AM
Fees: $13.00 Taxes: $3,071.00

Davidson County
DEEDWARR
2 pgs

20250819-0066055

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

WARRANTY DEED

Address New Owner: Alan Andrew Plotz and Kara Jane Plotz 311 North 9th Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 12 0 117.00

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, **Renfolio Property Group, LLC, an Illinois limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan Andrew Plotz and Kara Jane Plotz, 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 166 on the plan of NEILL S. BROWN TO EAST NASHVILLE, as of record in Plat Book 57, Page 50, of the Register's Office of Davidson County, Tennessee, Said lot fronts fifty feet on the Easterly side of North Ninth Street and runs back between parallel lines 170 feet to an alley, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Renfolio Property Group LLC, an Illinois limited liability company, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, of record in Instrument No. 20241025-0083025, in the Register's Office of Davidson County, Tennessee, dated October 16, 2024 and recorded on October 25, 2024.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, by Warranty Deed from Mose Allen Jobe III, of record in Instrument No. 20241018-0081023, in the Register's Office of Davidson County, Tennessee, dated October 16, 2024 and recorded on October 18, 2024.

Being the same property conveyed to Mose Allen Jobe, III, by Executor's Deed from The Estate of Fred L. Dowell, Deceased, of record in Instrument No. 20240905-0068234, in the Register's Office of Davidson County, Tennessee, dated August 29, 2024 and recorded on September 5, 2024.

Being the same property conveyed to Fred L. Dowell, by Quitclaim Deed from John W. Honeysucker II (unmarried), of record in Instrument No. 20160209-0012490, in the Register's Office of Davidson County, Tennessee, dated June 16, 2015 and recorded on February 9, 2016. The said Fred L. Dowell died on July 22, 2023, Testate, devising subject property to Mose Allen Jobe, III. See Probate Case 23P2255, Davidson County Seventh Circuit Court.

Being the same property conveyed to John W. Honeysucker II, unmarried, by Quitclaim Deed from Fred L. Dowell (widower) and Bettie W. Dowell, (deceased), of record in Instrument No. 20150415-0033053, in the Register's Office of Davidson County, Tennessee, dated April 14, 2015 and recorded on April 15, 2015.

Being the same property conveyed to Johnson Bransford, by Warranty Deed from Ben F. Harris and wife Susie B. Harris, of record in Book 1385, Page 123, in the Register's Office of Davidson County, Tennessee, dated August 10, 1946 and recorded on August 22, 1946. The said Johnson

Bransford died on February 16, 1947 and The said Bettie W. Dowell died on December 29, 2006, leaving Fred L. Dowell as surviving tenant by the entirety.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEILL S. BROWN TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 50.

This is improved property located at 311 North 9th Street Nashville TN 37206

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 7th day of August, 2025.

Renfolio Property Group, LLC, an Illinois limited liability company

BY: _____
Randolph J. Thomas, II, Member

STATE OF ILLINOIS)
COUNTY OF DuPage)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randolph J. Thomas, II, with whom I am personally acquainted, and who acknowledged themselves to be a Member of Renfolio Property Group, LLC an Illinois limited liability company, the within named bargainer, and that they as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Member.

Witness my hand, at office, this 7th day of August, 2025.

_____
Notary Public
My Commission Expires: 9-20-2028

OFFICIAL SEAL
Amy Michele Baumert
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 997253
My Commission Expires Sept. 20, 2028