THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P25-8822-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF September, 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1318983 DEEDWARR
09/05/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250905-0071106

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Frank Hood	**Matthew Frank Hood**	
2715-B Batavia Street	**2715B Batavia Street**	092-06-0-725.00
Nashville, TN 37208	**Nashville TN 37208**	
(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, WE,

Chapman + Lenox, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Frank Hood, a single man,

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:

Land in Davidson County, Tennessee, being Lot No. 76, on the Map of Faulconer and Ashcraft's Subdivision of record in Plat Book 57, Page 121, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Chapman + Lenox, LLC, a Tennessee limited liability company by Warranty Deed from Marilyn Pruitt and Renaldo Pruitt, heirs-at-law of Mary N. Johnson Pruitt, dated March 6, 2024 and recorded March 8, 2024 in Instrument No. 20240308-0016223, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Chapman + Lenox, LLC, a Tennessee limited liability company, by Quitclaim Deed from Chapman + Lenox, LLC, a Tennessee limited liability company, for the purpose of separate parcels into two, dated March 6, 2024 and recorded March 8, 2024 in Instrument NO. 20240308-0016227, Register's Office of Davidson County, Tennessee.

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 improved property known as **2715-B Batavia Street, Nashville, TN 37208**

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 3 day of September, 2025.

Chapman + Lenox, ~~LLC~~, a Tennessee ~~limited liability~~ company

BY: _____
George Lenox, Member

BY: _____
Christopher Chapman, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **George Lenox** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Member of **Chapman + Lenox, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand this 3 day of September, 2025.

_____
NOTARY PUBLIC

My commission expires: _____

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

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Christopher Chapman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Member of **Chapman + Lenox, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand this 3 day of September 2025.

_____
NOTARY PUBLIC

My commission expires: _____

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

Certificate of Authenticity

I, Krystal Schuster, 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 9/3/25.

Date

Affiant Signature

9/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of September, 20 25.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)