Karen Johnson Davidson County
Batch# 1321613 DEEDWARR
09/15/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20250915-0073148

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
YHYS HOSPITALITY GROUP, LLC & MM REI HOLDINGS, LLC, SERIES K P.S.	New buyers	
(NAME)	(NAME)	
6688 Nolensville Road, Suite 108-154	6688 Nolensville Road, Suite 108-154	081 11 0585.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	6688 Nolensville Road, Suite 108-154	081 11 0584.00
(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, **Marian D. Greer, single**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **YHYS Hospitality Group, LLC, a Tennessee Limited Liability Company as to a 50% undivided interest and MM REI Holdings, LLC, Series K P.S., a Tennessee Limited Liability Company as to a 50% undivided interest, Tenants in Common**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I - 1539 12th Ave N., Nashville, TN 37208 - M&P 081 11 0 585.00

Being the Southerly half of Lot No. 174, in McGavock, Wetmore and others' Second Addition to Nashville, called the Addition to the Town of McGavock, a Plan of which is the record in Book 21, page 41, said Register's Office. Said Southerly half of Lot No. 174 fronts 25 feet on the westerly side of 12th Avenue, North formerly Florence Street, and runs back between parallel line 154 feet to an alley.

Being the same property conveyed to Robert L. Williams, single and Marian D. Greer, single as Tenants with Rights of Survivorship by Quit Claim Deed from Robert L. Williams of record in Instrument No. 20220505-0052056 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 5, 2022. Robert L. Williams died February 10, 2025, leaving Marian D. Greer as the surviving tenant.

Parcel 2 - 1541 12th Ave N., Nashville, TN 37208 - M&P 081 11 0 584.00

Being the Northerly one half (1/2) of Lot No. 174, in the plan of the Town of McGavock as of record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee Said Northerly one half (1/2) of Lot number 174, fronts twenty five (25) feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel line one hundred fifty-four (154) feet to an alley.

Being the same property conveyed to Robert L. Williams, single and Marian D. Greer, single as Tenants with Rights of Survivorship by Quit Claim Deed from Robert L. Williams of record in Instrument No. 20220505-0052056 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 5, 2022. Robert L. Williams died February 10, 2025, leaving Marian D. Greer as the surviving tenant.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

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 my hand this 12th day of September, 2025.

Marian D. Greer

Marian D. Greer

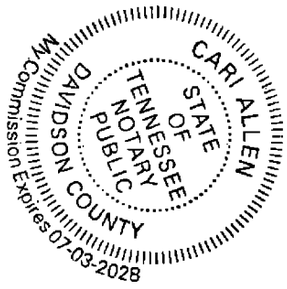
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marian D. Greer**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of September, 2025.

Notary Public

My Commission Expires: 7-3-28



Certificate of Authenticity

I, Holly A. Mason, 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 September 12, 2025.

Affiant Signature

9/12/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of September, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026