WARRANTY DEED

Karen Johnson
Batch # 1323979
09/18/2025 10:50:24 AM
Fees: $18.00 Taxes: $712.25

Davidson County
DEEDWARR
3 pgs

20250918-0074575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-433

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tykoon's Jewelry LLC	Same as new owner	081 15 0 017.00
(NAME)	(NAME)	
611 Commerce Street, Ste 2611		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Room For Hope LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Tykoon's Jewelry LLC**, a Tennessee limited liability company (the "**Grantee(s)**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is property located at 1518 23rd Avenue North, Nashville, TN 37208.

Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of September, 2025.

GRANTOR:

Room For Hope LLC,
a Tennessee limited liability company

By: BPI Crabtree Family Investments II, LLC,
its Managing Member

By: BPI Crabtree Family Investments, LLC,
its Managing Member

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared David P. Crabtree 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 President of BPI Crabtree Family Investments, LLC, the Managing Member of BPI Crabtree Family Investments II, LLC, Managing Member of Room For Hope LLC, a Tennessee limited liability company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself in his capacity therefor.

WITNESS my hand, at office, this 12 day of September, 2025.

_____
Notary Public

My Commission Expires: 5-9-26



EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 138 on the plan of S.A. CHAMPION'S SUBDIVISION, of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 138 fronts 50 feet on the Easterly side of 23rd Avenue North, formerly Laaland Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Room for Hope LLC, by Warranty Deed from Nick Dorroll, married, of record in Instrument No. 20180212-0013949, in the Register's Office of Davidson County, Tennessee, dated February 08, 2018, and recorded on February 12, 2018.