Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1324036 DEEDWARR
09/18/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20250918-0074651

39-B
File #25-1236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Rowley, a single man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sober Space Solutions, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 139, S. A. Champions Subdivision, as shown on plat of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 139 fronts 50 feet on the East side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Christopher Rowley, a single man by Warranty Deed from Room For Hope, LLC, a Tennessee limited liability company of record in Instrument No. 20190903-0088480 Register's Office for Davidson County, Tennessee, dated August 27, 2019 and recorded on September 03, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1516 23rd Avenue North, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Sober Space Solutions, LLC **1616 West End Avenue,** **Unit 2508** **Nashville, TN 37203**	**New Owner**	**081-15-0-018.00**

WITNESS THE EXECUTION HEREOF this 17 day of September, 2025.

[redacted]

Christopher Rowley

State of Tennessee)
County of Davidson)

On this 17 day of September, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher Rowley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Melanie Cassidy
Notary Public

My Commission Expires: 3.12.2027

MELANIE CASSIDY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984016433
MY COMMISSION EXPIRES MARCH 12, 2027

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 690,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of September, 2025.

Jennifer Bennett
Notary Public

My Commission Expires: 11-16-25

JENNIFER BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 17th day of September, 2025

Dated 9-18-25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 18th day of September, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL