Karen Johnson Davidson County
Batch# 1325682 DEEDWARR
09/23/2025 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $462.50
20250923-0075718

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Affiant Subscribed and sworn to before me, this the 10th day of September, 2025. Notary Public My commission expires: 12.19.2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Local Fox LLC	New Owner(s)	049-00-0-115.01 & 049-00-0-116.00
3110 Forrest Park Avenue		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LCI PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOCAL FOX LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:

Beginning at an iron rod in the northern right of way of West Green St. at the southeastern corner of the Joann Austin & Brenda Allen property as described in Instrument 20001023-0104615 RODC, also being the southwestern corner of the Ira Flair property as described in Deed Book 9223 Page 192 RODC;

Thence, with Austin's east line, being the eastern line of a 15-foot utility & access easement, North 26 degrees 58 minutes 01 seconds West, 230.36 feet to an iron rod at the southwestern corner of the O.I.C. Thirty-Five Twenty's property as described in Instrument 20240308-0016280 RODC THE TRUE POINT of BEGINING;

Thence, North 80 degrees 25 minutes 23 seconds West, 197.76 feet to an iron rod at the northwestern corner of the C D Stewart property as described in Deed Book 5225 Page 606 RODC, also being in the eastern line of the Michael Dixon property as described in Instrument 20120924-0086263 RODC;

Thence, with Dixon, North 06 degrees 49 minutes 38 seconds East, 82.44 feet to an iron rod at the southwestern corner of the Sherri Goettel property as described in Instrument 20040227-0022475 RODC;

Thence, with Goettel, North 70 degrees 30 minutes 46 seconds East, 114.00 feet to an iron rod at the northwestern corner of the O.I.C. property;
Thence, with O.I.C., South 26 degrees 57 minutes 59 seconds East, 171.42 feet to the point of beginning and containing 17,830 Square Feet or 0.409 Acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 08-27-2025.

Being known as 616 West Green Lane, Nashville, TN 37207.

Property 2:

Beginning at an iron rod in the northern right of way of West Green St. at the southeastern corner of the herein described Joann Austin & Brenda Allen property as described in Instrument 20001023-0104615 RODC, also being the southwestern corner of the Ira Flair property as described in Deed Book 9223 Page 192 RODC;

Thence, with said right of way, North 78 degrees 03 minutes 35 seconds West, 126.92 feet to an iron rod at the southeastern corner of the Santwon Townsend property as described in Instrument 20200831-0098486 RODC;

Thence, with Townsend, North 04 degrees 04 minutes 48 seconds East, 180.63 feet to an iron rod in the south line of the Bobby Joe Haynes property as described in Instrument 20230329-0022754 RODC,

Thence, with Haynes, South 80 degrees 44 minutes 25 seconds East, 6.95 feet to an iron rod at the northwestern corner of the Kudzu Real Estate property as described in Instrument 20220622-0070826 RODC;

Thence, with Haynes and Flair, South 26 degrees 58 minutes 01 seconds East, 230.36 feet to the point of beginning and containing 12,001 Square Feet or 0.276 Acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 08-27-2025.

Being known as 620 West Green Lane, Nashville, TN 37207.

Being the same properties conveyed to Bobby Joe Haynes by Quitclaim Deed from Brenda Joyce Allen, her portion of interest of record in Instrument No. 20230329-0022754, Register's Office for Davidson County, Tennessee, dated November 30, 2022 and recorded on March 29, 2023.

Being the same properties conveyed to LCI Partners LLC, a Delaware Liited Liability Company, by Warranty Deed from Bobby Joe Haynes, an unmarried man, of record in Instrument No. **20250919-0075039**, Register's Office for Davidson County, Tennessee, dated September **10**, 2025 and recorded on September **19**, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 616 & 620 West Green Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 616 & 620 West Green Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of September, 2025.

LCI Partners LLC, a Delaware Limited Liability Company

By: _____
Kurush Italia, Managing Member

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pinellas

[✓] By means of physical presence
or
[ ] online notarization

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kurush Italia, 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 Managing Member of LCI Partners LLC, a Delaware Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of September, 2025.

_____
Notary Public

My Commission Expires: 8/26/2027

Type of identification produced: FL DL

MARCELA CARLOS
Notary Public - State of Florida
Commission # HH 392524
My Comm. Expires Aug 26, 2027
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10.

Affiant Signature

19th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202509230075718