WARRANTY DEED

Karen Johnson
Batch # 1330220
10/03/2025 12 32 30 PM
Fees $13 00 Taxes $2,590 00

Davidson County
DEEDWARR
2 pgs

20251003-0079066

DM-B-25-2805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nashville We Made It LLC	**New Owner**	
(NAME)	(NAME)	**053-08-0-128.00**
477 Franklin Ave		
(ADDRESS)	(ADDRESS)	
Heath, OH 43056		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN AGNEW AND WIFE, JULIE AGNEW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE WE MADE IT LLC, AN OHIO LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being part of Lots Nos 6 and 7 of Block 20 on the Plan of Dabbs & Elliot Subdivision of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee, described as follows

Said part of Lots Nos 6 and 7 adjoin and front together 100 feet on the Westerly side of a 30 foot street and run back between parallel lines along the Northerly margin of Pitt Avenue, 94 feet to an alley

Being the same property conveyed to Nathan Agnew and wife, Julie Agnew by Warranty Deed from Jason Bockman of record in Instrument No 20180604-0053013 Register's Office for Davidson County, Tennessee, dated June 1, 2018 and recorded on June 4, 2018

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee
- Restrictive Covenant for Mother-In-Law Apartment of record in Instrument Number 20181129-0116365, in the Register's Office for Davidson County, Tennessee
- Subject to the flow of any creeks, streams, or branches across subject property
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2805 Lakeshore Drive, Old Hickory, Tennessee 37138**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF SEPTEMBER, 2025

Nathan Agnew

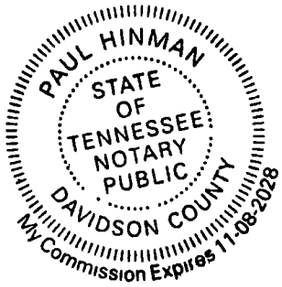
Julie Agnew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN AGNEW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of September, 2025

Notary Public
My Commission Expires _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE AGNEW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of September, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
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Nashville, TN 37212