THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8939-WE

Karen Johnson Davidson County
Batch # 1341920 DEEDWARR
11/04/2025 10 25 11 AM 2 pgs
Fees $13 00 Taxes $14,524 29

20251104-0087802

TRACEY PERRY — TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$ 3,925,482 81~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF November, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
IN GOD WE TRUST u/a/d June 25, 2021	NEW OWNER	
129 Gilman Avenue		130-05-0-069.00
Nashville, TN 37205		
(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, **129 Gilman, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IN GOD WE TRUST u/a/d June 25, 2021**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 18 of Block G, on the Plan of 2nd Revised Plan, Highlands of Belle Meade No 2, Blocks E, F, G, H and K, of record in Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description See *Scrivener's Affidavit,* of record in Instrument No. 20250919-0074896, said Register's Office

Being the same property conveyed to Laura Goodall Niewold, Trustee of The Laura Goodall 401-K Trust Dated October 21, 2015 by Warranty Deed from William Dortch, Jr, married of record in Instrument No 20151211-0124818, Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 11, 2015.

Being the same property conveyed to 129 Gilman, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Laura Goodall Niewold, Trustee of The Laura Niewold 401K Trust Dated October 21, 2015, of record in Instrument No 20240723-0055299, Register's Office for Davidson County, Tennessee, dated July 15, 2024 and recorded on July 23, 2024

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is __ unimproved _X_ improved property known as **129 Gilman Avenue, Nashville, TN 37205**

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 our hands this the 3 day of November, 2025

129 Gilman, LLC, a Tennessee limited liability company

BY: _____
Danny Rosen
Its: Secretary

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared Danny Rosen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker, **129 Gilman, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker

Witness my hand and seal this the 3 day of November, 2025

My Commission expires _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028