WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1342387
11/06/2025 08:23:29 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20251106-0088399

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)
Girl Tribe Ventures, LLC	**New Owner**	
(NAME)	(NAME)	**083 01 0 024.00**
6412 Bresslyn Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JONATHAN HAIDLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GIRL TRIBE VENTURES, LLC, A TENNESSEE 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 the Northwest part of Lot No. 6 of Block "A" on the Map of TIM H. MOORE'S SUBDIVISION OF LOTS NO. 2,3 AND PARTS OF LOTS NOS. 4 AND 5 IN A.W. JOHNSON AND G.P. SMITH'S SUBDIVISION as of record in Plat Book 332, Page 107, Register's Office for Davidson County, Tennessee, and being Lot No. 4 on the unrecorded Plan of J.H. Cherry's Subdivision of Lots Nos. 6, 7, and 8 of Block "A" Tom H. Moore's Subdivision, described according to survey made by Lewis D. Justice, Surveyor, September 20, 1949, as follows:

Beginning at the Southeasterly corner of McKennie and Laurent Avenues; thence with the Southerly margin of said McKennie Avenue; thence Westwardly 68.7 feet to the Easterly margin of said Laurent Avenue; thence with the Easterly Margin of said Laurent Avenue Northwardly 140.3 feet to the beginning.

Being the same property conveyed to Jonathan Haidle, a married man, by Quitclaim Deed from Jonathan Haidle and Mindy Haidle as Husband and Wife, of record in Instrument No. 20160223-0017101, in the Register's Office of Davidson County, Tennessee, dated February 20, 2016, and recorded on February 23, 2016.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TIM H. MOORE'S SUBDIVISION OF LOTS NO. 2,3 AND PARTS OF LOTS NOS. 4 AND 5 IN A.W. JOHNSON AND G.P. SMITH'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 107.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 W. Mckennie Avenue, Nashville, Tennessee 37206**.

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 3rd DAY OF NOVEMBER, 2025.

Jonathan Haidle

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN HAIDLE, 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 3rd of November, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 11/3/25.

Affiant Signature

November 4, 2025

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 4th day of November, 2025.