WARRANTY DEED

Karen Johnson Davidson County
Batch# 1345811 DEEDWARR
11/13/2025 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20251113-0090616

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-1-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS: Tarrick Demarcus Love	SEND TAX BILLS TO: Same	MAP-PARCEL NO.(S) Parcel ID: 081 04 0G 017.00 and 081 04 0G 016.00 and 081 04 0G 015.00
(NAME) 1709 B. 5th Ave N.	(NAME)	
(ADDRESS) Nashville TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TAB Homebuilders, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tarrick Demarcus Love, a married man** 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:

Property 1:
Being Unit No. 17 of the 1825-
1835 3rd Ave N LLC, as of record in the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Theodore Allan Black II and Trenton Joseph Bla ck, By Special Warranty Deed from Cadence Bank, N.A., dated May 9, 2011 recorded May 1 2, 2011, of record in Instrument No. 20110512-
0036500 Register's Office for Davidson County, Tennessee.
Scrivener's Affidavit recorded July 11, 2011 in Instrument No. 20110711-
0052729 to correct in Special Warranty Deed erroneously also includes an Exhibit "B" which refers to certain "exceptions" in said Register's Office.

Also being a portion of the property conveyed to Theodore Allan Black II and Trenton Josep h Black, By Quit Claim Deed from Cadence Bank, N.A., dated May 10, 2011 recorded May 12, 2011, of record in Instrument No. 20110512-
0036501 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to TAB Homebuilders, LLC, By Quit Clai m Deed from Theodore Black II and Trenton Black, dated January 9, 2012 recorded January 10, 2012, of record in Instrument No. 20120110-
0002633 Register's Office for Davidson County, Tennessee.

Property 2:
Being Unit No. 16 of the 1825-
1835 3rd Ave N LLC, as of record in the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Theodore Allan Black II and Trenton Joseph Bla ck, By Special Warranty Deed from Cadence Bank, N.A., dated May 9, 2011 recorded May 1 2, 2011, of record in Instrument No. 20110512-
0036500 Register's Office for Davidson County, Tennessee.

Scrivener's Affidavit recorded July 11, 2011 in Instrument No. 20110711-
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0036501 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to TAB Homebuilders, LLC, By Quit Clai m Deed from Theodore Black II and Trenton Black, dated January 9, 2012 recorded January 10, 2012, of record in Instrument No. 20120110-
0002633 Register's Office for Davidson County, Tennessee.

Property 3:
Being Unit No. 15 of the 1825-
1835 3rd Ave N LLC, as of record in the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Theodore Allan Black II and Trenton Joseph Bla ck, By Special Warranty Deed from Cadence Bank, N.A., dated May 9, 2011 recorded May 1 2, 2011, of record in Instrument No. 20110512-
0036500 Register's Office for Davidson County, Tennessee.

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Also being a portion of the property conveyed to Theodore Allan Black II and Trenton Josep h Black, By Quit Claim Deed from Cadence Bank, N.A., dated May 10, 2011 recorded May 12, 2011, of record in Instrument No. 20110512-
0036501 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to TAB Homebuilders, LLC, By Quit Clai m Deed from Theodore Black II and Trenton Black, dated January 9, 2012 recorded January 10, 2012, of record in Instrument No. 20120110-
0002633 Register's Office for Davidson County, Tennessee.

Order number - 2025-10-457

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is unimproved property, known as 311B Coffee 3rd Avenue North, Lot #5, Nashville, TN 37201 and 311B Coffee 3rd Avenue North, Lot #6, Nashville, TN 37201 and 311B Coffee 3rd Avenue North, Lot #7, Nashville, TN 37201

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 7th day of Nov, 2025

TAB Homebuilders, LLC, a Tennessee Limited Liability Company

By: _____
Allen Black, Member

STATE OF TENNESSEE
COUNTY OF DEKALB

Before me, J. Hilton Cowan of the state and county mentioned, personally appeared Allen Black, Member of TAB Homebuilders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of TAB Homebuilders, LLC, the within named bargainor, a Limited Liability Company, and that such Allen Black, Member of TAB Homebuilders, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 7th day of November, 2025.

J. Hilton Cowan
Notary Signature
My commission expires: 12-1-26

J. HILTON COWAN NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

Order number - 2025-10-457

Certificate of Authenticity

I, Tara Crook, 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 November 7, 2025.

Tara Crook
Affiant Signature

November 13, 2025
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 13th day of November, 2025.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-26-27

Notary's Seal:

