WARRANTY DEED

Karen Johnson Davidson County
Batch# 1346224 DEEDWARR
11/14/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,872.05
20251114-0090711

File No. EB-25-11440

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1046500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parker Dixon and Abby Motycka	Studio Bank	
(NAME)	(NAME)	
321 South 11th Street	124 12th Avenue South, Ste 400	083-13-0-176.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37203	
(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, I/we, **Steve Burt, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Parker Dixon and Abby Motycka, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Parts of Lots Nos. 133, 134 and 135 on the Plan of East Edgefield Plan of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at the Northeast corner of South 11th Street, formerly Smith Avenue and Boscobel Street, formerly Magnolia Street; thence with the Easterly margin of South 11th Street Northerly 42 feet; thence Westwardly parallel with Boscobel Street 140 feet to the Westerly margin of an alley; thence with said alley Southwardly 42 feet to the Northerly margin of Boscobel Street with the Northerly margin of said Street, Westwardly 140 feet to the beginning.

Being the same property conveyed to Steve Burt, unmarried by Warranty Deed from Wendy G. Hughes and Mark A. Hughes, Wife and Husband of record in Instrument No. 20141223-0117542 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 23, 2014.

This is property more commonly known as 321 South 11th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 13th day of November, 2025.

Steve Burt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2025, before me personally appeared Steve Burt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, **Tammy Carney,** 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 this the 13 day of November, 2025.

Affiant Signature
Date 11.13.25

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

