WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347411 DEEDWARR
11/17/2025 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,690.75
20251117-0091524

File No.: RES-25-704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $997,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Asher K. Weinstein	New owner	082 07 0 290.00
(NAME)	(NAME)	
704 Stockell Street Nashville, TN 37207		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **DUG HOLLOW, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ASHER K. WEINSTEIN, UNMARRIED**, hereinafter called the Grantee(s), their heirs 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 sutherly 33-1/3 feet of Lot No. 46 on the plan of DR. V.S. LINDSLEY'S ADDITION TO EDGEFIELD, now East Nashville, as of record in Plat Book 57, Page 25, in the Register's Office for said County.

Said part of Lot No. 46 fronts 33-1/3 feet on the westerly side of Stockell, formerly Van Sinderin, Street, and runs back between parallel lines 174-1/4 feet to an alley.

Being part of the same property conveyed to Rooney Rentals, LLC, an Alabama limited liability company, from Sue T. Underwood, unmarried, by Warranty Deed dated April 26, 2021, recorded May 5, 2021, in Instrument No. 20210505-0059893, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Dug Hollow, LLC, an Alabama limited liability company, from Rooney Rentals, LLC, an Alabama limited liability company, by Quitclaim Deed dated August 4, 2022, recorded December 15, 2022, in Instrument No. 20221215-0130067, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 704 Stockell Street, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 13th day of November, 2025.

Dug Hollow, LLC, an Alabama Limited Liability Company

By: Victor Gootee, Member
Victor Gootee, Member

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Victor Gootee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Dug Hollow, LLC, the within named bargainor, a Limited Liability Company, and that he, 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, at office in Alabama, this 13 day of November, 2025.

Notary Signature

Printed Name: Christy N. Williams

My commission expires: 4/15/29

CHRISTY N WILLIAMS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 13, 2025**.

Date

Alli P

Affiant Signature

11/17/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County