WARRANTY DEED

Karen Johnson Davidson County
Batch# 1350755 DEEDWARR
11/25/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $734.45
20251125-0094098

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00

Kayla Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 01-20-28
(AFFIX SEAL)

KINA RENEE LONG
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beserat Negash	Beserat Negash	081-11-0-083.00
(NAME)	(NAME)	
1735 Dr DB Todd Jr Boulevard	1735 Dr DB Todd Jr Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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 considerations, the receipt of which is hereby acknowledged, I/we R&R Lewis Living Pro, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Beserat Negash, hereinafter called the GRANTEE(S), his/her/their 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 the northerly part of the easterly part of Lot No. 261 and the southerly part of the easterly part of Lot No. 262 on the Plan of Subdivision of Lot No. 5 of the Bosley Lands allotted to J. M. Harding, as of record in Book 38, page 431, Register's Office for Davidson County, Tennessee, and being part of Lot Nos. 2 and 3 on the Plan of Cato's Subdivision of part of Lot Nos. 260-264 of J. M. Harding's Addition, as of record in Plat Book 547, page 17, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of Dr. D. B. Todd Boulevard, f/k/a 18th Avenue North, 13 feet south of the corner of Lot Nos. 261 and 262; thence with the margin of said Boulevard, northerly 38.6 feet, more or less, to a point which is 25 feet south of the corner of Lot Nos. 262 and 263; thence westerly 135 feet, more or less, to a point which is 22.4 feet south of the line between Lot Nos. 262 and 263; thence southerly 38.8 feet, more or less, to a point; thence easterly 140.7 feet, more or less, to the point of beginning.

Being the same property conveyed to 1735 D.B. Todd Trust by Special Warranty Deed from Third National Bank, as Executor of the Estate of Edith M. Allen, dated 02/06/1995, of record in Book 9590, Page 534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ed Linder and wife, Janice Linder by Quitclaim Deed from 1735 DB Todd Trust, dated 02/25/2003, of record in Instrument No. 20030226-0025778, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1735 D.B. Todd Trust, with Edward W. Linder and Janice J. Linder by Quitclaim Deed from Edward W. Linder and wife, Janice J. Linder, dated 01/06/2004, of record in Instrument No. 20040106-0002172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney Grinstead by Report of Sale Davidson County Clerk & Master and Final Decree Confirming Sale in Tax Civil Action No. 12-368-I, dated 08/19/2013, of record in Instrument No. 20130830-0091646, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R & R Lewis Living Pro, LLC, a Tennessee limited liability company by Quitclaim Deed from Rodney Grinstead, dated 09/09/2021, of record in Instrument No. 20210913-0122410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1735 Dr DB Todd Jr Boulevard, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 19th day of November, 2025.

R&R Lewis Living Pro, LLC, a Tennessee limited liability company

BY: RODNEY GRINSTEAD
ITS: MEMBER

BY: ROBERT GRINSTEAD
ITS: MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rodney Grinstead and Robert Grinstead with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Members within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Rodney Grinstead, as such Members.

Witness my hand and Official seal this 19th day of November, 2025.

Barbara Collins
Notary Public:
My Commission Expires: 10/20/2026

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

202511250094098

CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 11-19-2025.

Kayla Adams
Affiant
Date: 11-19-2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 24 day of November, 2025.

K. Renee Long
Notary Public

My Commission Expires: 01.20.28

KINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER