Warranty Deed

Karen Johnson Batch # 1350853 11/25/2025 03.24 37 PM Fees $13 00 Taxes $5,087 50 20251125-0094237 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,375,000 00 Affiant Subscribed and sworn to before me, this the 21st day of November, 2025 Notary Public My commission expires 5/8/28 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #. W-BR-25-3808	THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 204 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100	
Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Dawn T Turton Mason T Risko	GUARANTEED RATE, INC	092-13-0-127 00
3808 Elkins Avenue	3940 N. RAVENSWOOD AVE	
Nashville, TN 37209	CHICAGO, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **NICHOLAS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN T. TURTON AND MASON T. RISKO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Land in Nashville, Davidson County, Tennessee, being Lot No 5 of Block 19 on the Map of Charlotte Park 2nd Addition, as of record in Plat Book 57, Page 160 and 161, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference Said Lot No. 5 fronts 50 feet on the northerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ron Runyeon and Tia Sillers, as tenants in common by Warranty Deed from Dawn Elizabeth Reed, unmarried of record in Instrument No. 20060612-0069204 Register's Office for Davidson County, Tennessee, dated June 02, 2006 and recorded on June 12, 2006.

Being the same property conveyed to For a Song Properties, LLC by Quitclaim Deed from Ron Runyeon and Tia Sillers of record in Instrument No 20061227-0158790 Register's Office for Davidson County, Tennessee, dated December 20, 2006 and recorded on December 27, 2006.

Being the same property conveyed to For a Song, a Tennessee general partnership by Quitclaim Deed from For a Song Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20140501-0036819 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on May 01, 2014

Being the same property conveyed to Nicholas Investments, LLC, a Limited Liability Company by Warranty Deed from For a Song, a Tennessee general partnership of record in Instrument No. 20241113-0088395 Register's Office for Davidson County, Tennessee, dated November 08, 2024 and recorded on November 13, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3808 Elkins Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of November, 2025.

Nicholas Investments, LLC, a Tennessee Limited Liability Company

By: _____
Jason N. Griffith, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason N. Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Nicholas Investments, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of November, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

_____
Notary Public

My Commission Expires: 1·22·29