Karen Johnson Davidson County
Batch# 1350910 DEEDWARR
11/26/2025 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20251126-0094316

WARRANTY DEED

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $649,900.00.

Affiant

Subscribed and sworn to me on 11/24/25.

NOTARY PUBLIC

My Commission Expires: 4/19/26

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher McCourt and Marlene Beita 305 A Joyner Ave. Nashville, TN 37210.	Same as New Owners	119 05 0H 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Christopher McCourt and Marlene Beita, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land situated in Davidson County, Tennessee, being Unit A as established In Declaration of Covenants, Conditions and Restrictions for 305 Joyner Avenue Commons, a Horizontal Property Regime with Private Elements (herein "Declaration"), of record in Instrument No. 20241121-0091195, In the Register's Office for Davidson County, Tennessee, said Units being depicted on the Plat attached as Exhibit "B" to the Declaration, to which reference Is hereby made for a more particular description of said property
>
> BEING a portion of the same property conveyed to THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP, by Warranty Deed from Khurshid Ismoilov, unmarried, of record in Instrument No. 20240731-0058136, in the Register's Office for Davidson County, Tennessee, dated July 31, 2024, and recordation of same date.
>
> This is Improved property, known as 305 A Joyner Ave., Nashville, TN 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 11/24/25.

THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: LITTLE RIVER VENTURES, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Sole Member

By: LX3 PROPERTIES, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
James Nicholas Johnson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of Little River Ventures, LLC, which is a Partner of THE FLOORING GUYS III, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 11/ 24 /25.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, James Nicholas Johnson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of LX3 Properties, LLC, which is a Partner of THE FLOORING GUYS III, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 11/ 24 /25.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am the custodian of the original version of the electronic 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 11/24/25 (date of document).

Affiant Signature

11/25/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of November 2025

Notary's Signature

My Commission Expires: 10/05/2026

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY