RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-35287-25

Karen Johnson Davidson County
Batch# 1350935 DEEDWARR
11/26/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20251126-0094353

WARRANTY DEED

SHANNON ONEILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE ___ day of Nov. 2025.

NOTARY PUBLIC

My commission expires: 1/22/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek A. Thompson and Chelsea B. Curtis and Trustees of the Curtis – Thompson Family Trust dated October 24, 2025 305 37th ave North Nashville TN 37209	Same address as new owner	092-13-0-312.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($1,525,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HB PROPERTY GROUP, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DEREK A. THOMPSON AND CHELSEA B. CURTIS, TRUSTEES OF THE CURTIS - THOMPSON FAMILY TRUST DATED OCTOBER 24, 2025**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 shown on Shield's New West Nashville Plan of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, and a strip lying between the east of said lot and the west margin of 37th Avenue North, formerly Pilcher Avenue, as now located. Said Lot and strip of land front 50 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, as now located, and run back 153 feet, more or less, on the northerly line, and 156 feet, more or less, on the southerly line, to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to HB Property Group, LLC, from Justin Roddick and Rachel Roddick, husband and wife, by Quitclaim Deed dated December 29, 2023 and recorded December 29, 2023 in Instrument #20231229-0100274, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 305 37th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of November, 2025

GRANTOR(S)

HB Property Group, LLC, a Tennessee Limited Liability Company

By: _____
Hunter Briley, Owner/Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Hunter Briley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Owner/Manager of HB Property Group, LLC, a Tennessee Limited Liability Company and that he executed the within instrument for the purposes therein contained as said Owner/Manager on behalf of HB Property Group, LLC, a Tennessee Limited Liability Company.

WITNESS my hand and seal, this the 20th day of Nov. 2025.



_____
Notary Public
My commission expires: 1/22/29

Certificate of Authenticity

I, Joshua A. Terry, 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 11/20/2025.

Affiant Signature – Joshua A. Terry

11/25/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/25/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27