Karen Johnson Davidson County
Batch # 1351426 DEEDWARR
11/26/2025 10 37 01 AM 2 pgs
Fees $13 00 Taxes $629 00

20251126-0094440

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of November, 2025

(Affix Seal) Notary Public

My Commission Expires 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2025-03-2654

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners.	Send Tax Bills To	Tax ID#:
Eduardo Plaza Javier 509 Brick Church Lane Whites Creek, TN 37189	NEW OWNER	Map/Parcel 050-00-0-093 00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Midtown Ventures, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Eduardo Plaza Javier**, hereinafter called the GRANTEE, his 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, described being situated on the northerly side of Brick Church Lane, and said land being previously described in Deed Book 9605, Page 611, Register's Office of Davidson County, Tennessee, and is more particularly described as follows.

COMMENCING at a concrete right-of-way monument in the easterly margin of Interstate 24, thence N 84 deg 08'08" W 174.68 to the point of beginning; Beginning at an iron rod and cap, being the southeast corner of the property being described and the southwest corner of Wall, Joe L and Deborah L of record in Instrument NO 20101230-0103937, R O D C TN, thence along the northerly margin of Brick Church Lane, N 84 deg. 11'30" W 100 04 feet to a found iron rod next to an old power pole at the southeast corner of Duke, Charles of record in Instrument No 20211213-0164465, R O D C. TN, thence along the easterly line of said Duke, N 05 deg 53'34" E 249 92 feet to a found iron rod and cap buried over a foot deep, thence along the southerly line of Gulf Front Investments, LLC, of record in Instrument No 20161006-0105729, R O D C , TN, S 84 deg 05'12" E 99 74 feet to a found iron rod and cap at the northwest corner of said Wall, Thence S 05 deg 49'25" W 249 73 feet to the point of beginning, containing 0 573 acres more or less, according to boundary survey by Homestead Surveying and Mapping, dated November 21, 2024

Being the same property conveyed to Ronald Ray Brown and wife, Patricia Ann Brown by Warranty Deed from H T Cobb Sr., Trustee dated August 29, 1986 and recorded in Book 6963, Page 472, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patricia A Searl by Quitclaim Deed from Ronnie Ray Brown, dated February 21, 1995 and recorded February 28, 1995 in Book 9605, Page 611, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Midtown Ventures LLC, a Tennessee limited liability company by Warranty

Deed from Patricia A. Searl, an unmarried woman, dated November 26, 2024 and recorded November 26, 2024 in Instrument No 20241126-0092667, Register's Office of Davidson County, Tennessee

This conveyance is subject to the following: Davidson County property taxes for the year 2025 are now due and payable and subsequent years, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record, including but not limited to all matters shown on the boundary survey, dated November 21, 2024, as prepared by Homeland Surveying & Mapping, LLC, of record in Instrument No. 20241126-0092667, Register's Office for Davidson County, TN.

This is improved property known as 509 Brick Church Lane, Nashville, TN 37189

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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

Effective the _____ day November, 2025

Midtown Ventures, LLC, a Limited Liability Company

By: _____ Sole Member
Duane Ward, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Duane Ward of Midtown Ventures, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Midtown Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such Duane Ward of Midtown Ventures, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Franklin, Tennessee, this 25 day of November, 2025.

_____
Notary Signature

My commission expires: _____

CAROLINE SEVIER HALE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-27-2026