THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9134-WE

Karen Johnson Davidson County
Batch # 1352810 DEEDWARR
12/02/2025 11 35 00 AM 2 pgs
Fees $13 00 Taxes $3,052 50

20251202-0095421

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 825,000 00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lakoff Family Holding LLC, a Tennessee limited liability company	NEW OWNER	
1814 Wedgewood Avenue		104-08-0R-017.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **4409 Harding Place Community Property Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lakoff Family Holding LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit 17 of 19th and Wedgewood, a Townhouse Planned Unit Development, a horizontal property regime with private elements, as shown in Declaration of Covenants, Conditions and Restrictions for 19th and Wedgewood, a Townhouse Planned Unit Development, of record in Instrument Number 20190913-0093144 and First Amendment in Instrument Number 20210416-0051507, Second Amendment in Instrument Number 20210512-0064213, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Bunny Blackburn and Mike Blackburn, wife and husband by Warranty Deed from Gremada RE, LLC, a North Dakota limited liability company of record in Instrument No. 20210701-0089064 Register's Office for Davidson County, Tennessee, dated June 23, 2021 and recorded on July 01, 2021.

Being the same property conveyed to 4409 Harding Place Community Property Trust by Quitclaim Deed from Mike Blackburn (a/k/a Michael W. Blackburn) and Bunny Blackburn (a/k/a Theresa B. Blackburn), husband and wife of record in Instrument No 20230621-0046920 Register's Office for Davidson County, Tennessee, dated June 08, 2023 and recorded on June 21, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1814 Wedgewood Avenue, Nashville, TN 37212**

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness our hands this the 1st day of December, 2025.

4409 Harding Place Community Property Trust

By: _____
Michael W. Blackburn
Co-Trustee

By: _____
Theresa B. Blackburn
Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Michael W. Blackburn,** with whom I am personally acquainted, and who acknowledged himself to be the Co-Trustee for 4409 Harding Place Community Property Trust and that he as such Co-Trustee being authorized so to do, executed the forgoing instrument for the purposes therein contained by signing as Co-Trustee of 4409 Harding Place Community Property Trust.

Witness my hand, at office, this 1st day of December, 2025.

_____
Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
Nov 8 2027

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Theresa B. Blackburn.**, with whom I am personally acquainted, and who acknowledged herself to be the Co-Trustee for 4409 Harding Place Community Property Trust and that she as such Co-Trustee being authorized so to do, executed the forgoing instrument for the purposes therein contained by signing as Co-Trustee of 4409 Harding Place Community Property Trust.

Witness my hand, at office, this 1st day of December, 2025.

_____
Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
Nov 8, 2027