This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1353122 DEEDWARR
12/03/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20251203-0095810

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $360,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 21 Day of November 2025

_____
Notary Public
My Commission expires 9/5/2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Prosperous Enterprise, LLC
301 Grace St
Nashville, TN 37207

SEND TAX BILLS TO:
Prosperous Enterprise, LLC
~~**301 Grace St**~~
~~**Nashville, TN** 37207~~
2727 Alameda St
Nashville TN 37208

MAP AND PARCEL NUMBER: 08207035100

WARRANTY DEED
25NT01576

Effective the 21 Day of Nov, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Wendy J. Williams, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Prosperous Enterprise, LLC, a Tennessee limited liability company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Situated in Davidson County, Tennessee, described as follows:

Being the West part of an unencumbered lot marked "Nave" as shown on the plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, Page 11, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the northeast corner of Meridian Street and Josephine, now Grace Avenue, and running thence in an easterly direction with a northerly margin of said Grace Avenue 50 feet; thence in an northerly direction and at right angle to Grace Avenue 165 feet, to the southerly margin of an alley; thence with said alley, westerly 50 feet to the easterly margin of Meridian Street; thence in a southerly direction with the easterly margin of Meridian Street, 165 feet to the beginning. Being the same property conveyed to Wendy J. Williams by Warranty Deed from Don W. Tyler of record in Instrument No. 20141006-0092256 Register's Office for Davidson County, Tennessee, dated October 2, 2014 and recorded on October 6, 2014.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 14th day of November, 2025

Wendy J Williams

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Wendy J Williams**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Certificate of Authenticity

I, Holly A. Mason, 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 November 21, 2025.

Affiant Signature

11/21/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of November, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY