THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152871

Karen Johnson
Batch # 1355763
12/09/2025 10 43 54 AM
Fees $13 00 Taxes $8,325 00

Davidson County
DEEDWARR
2 pgs

20251209-0097830

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,250,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2025

Notary Public
My Commission Expires

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Southern Charm Retreats, LLC 1406 5th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No 082-09-0-088 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harry Parry and Plapp, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Southern Charm Retreats, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Tract 1
Land in Davidson County Tennessee, being the Southerly 40 feet of Lot No 64 on the Plan of D T McGavock's First Addition to Nashville, as of record in Book 10, pages 606 and 609, Register's Office for Davidson County, Tennessee

Said part of Lot No. 64 fronts 40 feet on the Easterly side of 5th Avenue, North, formerly Summer Street, and extends back between parallel lines 174 feet, more or less to an alley.

Tract 2.
A strip of land 9 inches in width, being a part of the North portion of Lot No. 65 in the D T McGavock's First Addition to Nashville, as of record in Book 10, pages 606 and 609, Register's Office for Davidson County, Tennessee.

Said 9 inch strip of land runs along the dividing or marginal line between Lots 64 and 65 on said plan, fronting 9 inches on the East side of 5th Avenue, North, formerly Summer Street, and running back between parallel lines, following said margin between said two lots, a distance of 172 feet, more or less, to an alley in the rear

Being the same property conveyed to HARRY, PARRY & PLAPP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KE HOLDINGS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, of record in Instrument No 20220722-0083988, dated July 19, 2022, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 082-09-0-088 00

Matters shown on the Plan of record in Plat Book 10, page 606, said Register's Office.

Driveway Easement Agreement of record in Instrument No 20031017-0153873, said Register's Office

This is improved property located at 1406 5th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2025

Harry Parry and Plapp, LLC

By Elliot J. Parry, Member

By Allen Chadwick Harris, Member

By James Plappert, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Elliot J. Parry, Allen Chadwick Harris and James Plappert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of Harry, Parry, & Plapp, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members

Witness my hand, at office, this 5th day of December, 2025

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026