Prepared by:
Record and Return To:
Chapman and Rosenthal Title Inc
10 Burton Hills Blvd., Suite 100

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9010-WE

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson
Batch # 1358061
12/15/2025 10:30:16 AM
Fees: $13.00 Taxes: $7,770.00
Davidson County
DEEDWARR
2 pgs
20251215-0099448

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
All I Do Is Work Work Work Work Work, LLC	New owner	
1200 Russell Street		083-13-0-026.00
Nashville, TN 37206		
(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, **New Providence Pass LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALL I DO IS WORK WORK WORK WORK WORK 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 Lot No. 61 on the map of East Edgefield Plan, as of record in Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 61 fronts 50 feet on the South side of Russell Street, formerly Linn Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mary Elizabeth Chau and Thomas T. Chau, wife and husband by Warranty Deed from Autumn Andrady, married of record in Instrument No. 20210609-0077156 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 09, 2021.

Being the same property conveyed to New Providence Pass, LLC, a Tennessee Limited Liability Company by Warranty Deed from Thomas T. Chau and Mary Elizabeth Chau of record in Instrument No. 20240828-0066083 Register's Office for Davidson County, Tennessee, dated August 23, 2024 and recorded on August 28, 2024.

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 __ unimproved _X_ improved property known as **1200 Russell Street, Nashville, TN 37206**

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 11 day of December, 2025.

New Providence Pass LLC, a Tennessee limited liability company

BY: _____
Joel Morley
Its: Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared Joel Morley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the maker, New Providence Pass, LLC., a Tennessee limited liability company, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 11 day of December, 2025.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

_____
Notary Public