Karen Johnson Davidson County
Batch# 1359467 DEEDWARR
12/18/2025 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251218-0100713

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/26/29 (AFFIX SEAL)

LAURIE DAMEWOOD TENNESSEE NOTARY PUBLIC My Comm Exp. 2/26/29 COUNTY OF WILSON

W-TW-25-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lewis Homes, LLC	New Owner	
(NAME) **2022 Owen Street**	(NAME)	**081-03-0-288.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBERSHOP INC, LLC, A DELAWARE LIMITED LIABILITY COMPANY WHICH HAS QUALIFIED TO DO BUSINESS IN THE STATE OF TENNESSEE AS BARBERSHOP, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEWIS HOMES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, being the northwest part of Lot No. 12, on the Map of Owen's Buena Vista Lots, as of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee. Said Part of said lot fronts 61 feet on the east side of Owen Street,
and runs back between parallel lines along the south margin of Cass Street, 138 feet 9 inches more or less to the west line of the property conveyed to the City of Nashville, by deed from Will Gordon, et al., as of record in Book 2735, Page 167, Register's Office for Davidson County, Tennessee, which line is 138.1 feet more or less west of the westerly margin of 10th Avenue North.

Being a portion of the same property conveyed to Tolbert Chisum, Trustee of the Phoenix Trust II u/a/d June 27, 2012 by Foreclosure Deed from Jonathan R. Vinson, Trustee of record in Instrument No. 20120703-0058631 Register's Office for Davidson County, Tennessee, dated July 2, 2012 and recorded on July 3, 2012.

Being a portion of the same property conveyed to Barbershop Inc, LLC, a Delaware limited liability company which has qualified to do business in the state of Tennessee as Barbershop, LLC by Quit-Claim Deed from The Chicago Trust Company, N.A., Successor Trustee of the Phoenix II Trust dated June 27, 2012 of record in Instrument No. 20220208-0014424 Register's Office for Davidson County, Tennessee, dated February 3, 2022 and recorded on February 8, 2022.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Book 57, Page (s) 26 and 27, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2022 Owen Street, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16th DAY OF DECEMBER, 2025.

Barbershop Inc, LLC

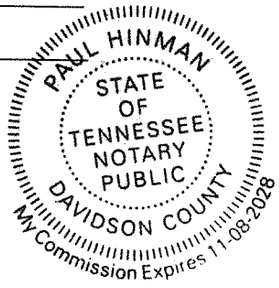
BY: _____
Thomas Walker
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS WALKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BARBERSHOP INC, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 16, 2025.

J. Carlton Drumwright

December 16, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 16, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY