Karen Johnson
Batch # 1360536
12/22/2025 12:15:24 PM
Fees: $18.00 Taxes: $18,500.00
Davidson County
DEEDWARR
3 pgs
20251222-0101444

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

CRT File No. 24094887

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE 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: $5,000,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2025.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Ann Lusk and Christopher Lusk 1708 Sweetbriar Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 117-04-0-010.00

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, **Earl Lee, LLC, a South Carolina Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Ann Lusk and Christopher Lusk, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 80 feet of Lot No. 237, as shown on the map entitled Belmont Land Company's Plan, of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said property fronts 80 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines 175 feet to the southerly margin of a 15 foot alley.

Being the same property conveyed to EARL LEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT R. LONGHURST, IV AND WIFE, JANE S. LONGHURST, of record in Instrument No. 20231002-0077150, dated September 29, 2023, said Register's Office.

The LLC was erroneously listed as a Tennessee Limited Liability Company in the prior conveyance.

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 2026 and subsequent years for Map-Par. 117-04-0-010.00.

Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is improved property located at 1708 Sweetbriar Avenue Nashville TN 37212

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 19th day of December, 2025.

Earl Lee, LLC
David L. Haverkamp
By: David Lee Haverkamp, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

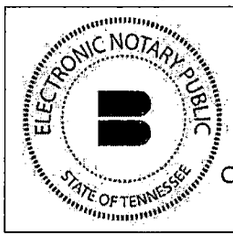
Before me, the undersigned, of the State and County aforesaid, personally appeared before me by means of an interactive two-way audio/video communication, David Lee Haverkamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Earl Lee, LLC, a South Carolina Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 19th day of December, 2025.

Shira Kingrey
Notary Public

My Commission Expires: _____

Notarized online using audio-video communication



Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Certificate of Authenticity

I, Shira Kingrey, 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 12/18/25.

Date

Affiant Signature

12/19/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2025.

Notary's Signature

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)