This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-KA12-25-1229

Karen Johnson
Batch # 1360934
12/22/2025 02:51:30 PM
Fees: $13.00 Taxes: $6,845.00

Davidson County
DEEDWARR
2 pgs

20251222-0101641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,850,000.00.

Affiant

Subscribed and sworn before me this the 16th day of December, 2025.

Notary Public
My commission expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
1229 Martin St, LLC 1316 Adams St Ste 720 NASHVILLE, TN 37208	New Owner	105-07-0 100.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON CHILDRESS, TRUSTEE OF THE GOOD DYING BUILDING TRUST**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **1229 MARTIN ST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being more particularly described according to the ALTA/NSPS Survey prepared by Kenneth D. Church, RLS TN 1004, Survey Manager - TTL USA, dated July 18, 2019, last revised October 21, 2020, as follows:

Beginning at a found 5/8" diameter iron rebar with TTL cap the point of intersection for the southern right of way of Alley Number 187 (15' width) and the western right of way line of Martin Street; thence with said right of way South 07 Degrees 53 Minutes 22 Seconds West for 50.00 feet to a found 5/8" diameter iron rebar with TTL cap corner with 2-Wood Driver, LLC recorded in Deed Instrument 20180723-0071421 in the Davidson County Register of Deeds; thence with said line North 82 Degrees 06 Minutes 39 Seconds West for 125.00 feet to a found 5/8" diameter iron rebar with TTL cap in the eastern right of way of Alley Number 186 (15' width); thence North 07 Degrees 53 Minutes 22 Seconds East for 50.00 feet to a found 5/8" diameter iron rebar with TTL cap in the southern right of way of Alley Number 187; thence with said line South 82 Degrees 06 Minutes 39 Seconds East for 125.00 feet to the point of Beginning, containing 0.14 acres more or less (6250 square feet +/-).

SUBJECT TO Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20200309-006335, Register's Office for said County, as to a certain 3 foot wide strip of land to be dedicated to the public right-of-way of Martin Street, said strip of land being located over and on a portion of the property located at 1229 Martin Street, Davidson County, Nashville, Tennessee, and being more particularly described as follows:

Beginning at the Southwestern corner of the intersection of Martin Street and Alley #187; Thence, south along the westerly row line of Martin Street for the following calls: south 07 deg 53 min 22 sec west, 50.00 feet to a point; thence, north 82 deg 06 min 39 sec west, 3.00 feet to a point; thence, north 07 deg 53 min 22 sec east, 50.00 feet to a point; thence, south 82 deg 06 min 39 sec east, 3.00 feet to the Point of Beginning.

Said area for right-of-way dedication described herein contains 150 square feet.

Being the same property conveyed to Jason Childress, Trustee of the Good Dying Building Trust, from 1229 Martin Street, LLC, a Delaware limited liability company, by Special Warranty Deed dated 10/26/2020 and recorded 11/02/2020 in Instrument No. 20201102-0127500, in the Register's Office of Davidson County, Tennessee; and by Quitclaim Deed dated 10/26/2020 and recorded 11/02/2020 recorded in Instrument No. 20201102-0127501, said Register's Office.

AND BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY QUITCLAIM DEED OF RECORD IN INST. 20251222-0101640, SAID COUNTY.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1229 Martin St., Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of December, 2025.

Good Dying Building Trust

BY: _____ AS TRUSTEE
Jason Childress, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jason Childress, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Jason Childress as such Trustee.

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

My commission expires: 9/21/26

_____
Notary Public

