Karen Johnson Davidson County
Batch# 1361075 DEEDWARR
12/23/2025 10:01:30 AM 7 pgs
Fees: $38.00 Taxes: $2,590.00
20251223-0101898

This Instrument Prepared By:
Lesley Felton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
1712 Jefferson Street, LLC STE B10, 5133 Harding Pike Nashville, TN 37205	1712 Jefferson Street, LLC STE B10, 5133 Harding Pike Nashville, TN 37205	08115057700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Thousand and 00/100 Dollars ($700,000.00).

see attached
_____
Affiant

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

For and in the consideration of the sum of Twenty Five Thousand and 00/100 Dollars ($25,000.00) and other good and valuable consideration as reflected in the Limited Liability Company Agreement for a total amount of Seven Hundred Thousand and 00/100 Dollars ($700,000.00), the receipt and sufficiency of which are hereby acknowledged, **LOIS HARRIS,** an individual residing in the State of California ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **1712 Jefferson Street, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 1734 Jefferson Street, Nashville, Tennessee 37208.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 17th day of December, 2025.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GENERAL WARRANTY DEED

GRANTOR:

Lois Harris

COMMONWEALTH OF VIRGINIA
COUNTY OF Virginia Beach City

Personally appeared before me, the undersigned authority, a Notary Public for the above county and state, Lois Harris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2025.

TAMMY DAVIS
Notary Public
Commonwealth of Virginia
Registration No. 7880523
My Commission Expires Jan 31, 2028

Notary Public

7880523
Registration Number

My Commission Expires:
01/31/2028

TAMMY DAVIS
Notary Public
Commonwealth of Virginia
Registration No. 7880523
My Commission Expires Jan 31, 2028

EXHIBIT A
TO GENERAL WARRANTY DEED

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 44, on the Map of J. M. and T. J. Harding's Subdivision, of record in Plat Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Less and Except that portion of property conveyed in Book 4225 Page 296 and Book 5253, Page 233, Register's Office for Davidson County, Tennessee, to which deeds reference is here made for a more complete description of the excluded property.

Being part of the same property conveyed to Luther C. Harris and wife, Helen Louise Watkins Harris by Warranty Deed from W. H. Lavine, Trustee of record in Book 1974, page 537, Register's Office for Davidson County, Tennessee, dated October 06, 1947 and recorded on May 28, 1951.

The said Luther C. Harris died on January 29, 1961, leaving Helen Louise Watkins Harris as the surviving tenant by the entirety.

The said Helen Louise Watkins Harris later remarried, and became known as Helen Louise Harris McAlpin.

The said Helen Louise Harris McAlpin died on September 30, 2003, and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 03P-1657, devised the subject property to Luther Conrad Harris, Jr., Lois Juanita Saffold and Anderson Eugene Harris, a one-third share each.

Being the same property conveyed to Grantor by Quitclaim Deed from Luther Harris, of record in Book _____, Page _____, in the Register's Office of Davidson County, Tennessee and by Quitclaim Deed from Anderson Harris, of record in Book _____, Page _____, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property devised to Luther Conrad Harris, Jr. who subsequently died intestate, which Affidavit of Heirship recorded in Instrument No. _____, in the Register's Office of Davidson County, Tennessee confirmed his only heirs at law to be his son Luther Harris aka Luther Harris III, and his wife Jill Baker. 20251219-0101115

Being a portion of the same property conveyed to Lois Harris by deed from Jill Anne Baker of record in Instrument No. 20251219-0101116, by deed from Luther Harris aka Luther Harris III of record in Instrument No. 20251219-0101117, and by deed from Anderson Eugene Harris of record in Instrument No. 20251219-0101118 in the said Register's Office for Davidson County, Tennessee.

EXHIBIT B
TO GENERAL WARRANTY DEED

ENCUMBRANCES

1. Taxes for the year 2025, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 81, Registers Office for Davidson County, Tennessee.

3. Conveyance to the State of Tennessee Department of Highways of record in Book 4225, Page 296, Register's Office for Davidson County, Tennessee.

4. Subject to the terms, conditions and easements as referenced in Deed of Conveyance of record in Book 4420, Page 724, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2025.

Notary Public

My Commission Expires: 9/5/2028

4933-7480-5116, v. 1

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 12/17/2025 (date of document).

J Spruill
Affiant Signature

12-19-2025
Date

State of Tennessee

County of Williamson

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

Mandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON