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

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 18 day of December, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
615 Developments, LLC 2130 Gains St. Nashville, TN 37207	New Owners	070-08-0 125.00

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, ADAM CHRISTOPHER LOEFFLER, A MARRIED MAN, AND PHILIP RAY LOEFFLER, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to 615 DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILTY 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 Lots Nos. 63 and 64 in Haynie's Free Silver Plan of lots as of record in Book 161, Page 76, Register's Office for said County.

Said Lots Nos. 63 and 64 front together 50 feet on the Southwesterly side of Gaines Street, and run back between parallel lines 125 feet to an alley.

Being the same property conveyed to Adam Christopher Loeffler, a married man, and Philip Ray Loeffler, a single person, as tenants in common with the right of survivorship, by deed dated 12/06/2024, from Maxine Anderson, a widow and Minus Batey, III, married and Priscilla Talley, a widow, of record in Instrument No. 20241211-0096125, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2130 Gains St., Nashville, TN 37207.

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.

Karen Johnson Davidson County
Batch# 1362155 DEEDWARR
12/29/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20251229-0103042

PL by AL, AIF
AL

Witness my hand this the 18th day of December, 2025.

Adam Christopher Loeffler

Philip Loeffler by Adam Loeffler Attorney in Fact
Philip Ray Loeffler by Adam Christopher Loeffler as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adam Christopher Loeffler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2025.

My commission expires: 9-7-26

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Adam Christopher Loeffler with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Philip Ray Loeffler by Specific POWER OF ATTORNEY dated 12-18-25, and who acknowledged that he executed the same as the free act and deed of Philip Ray Loeffler.

Witness my hand and official seal this 18th day of December, 2025.

My commission expires: 9-7-26

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 of document).

Affiant Signature

12/22/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

