RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1362978 DEEDWARR
12/30/2025 12:52:21 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20251230-0103649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires May 28, 2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Dudas and Justin Dudas	Same	
(NAME)	(NAME)	103-03-0-081.00
5202 Wyoming Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TN49 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN DUDAS AND JUSTIN DUDAS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Dickens Subdivision of record in Plat Book 3300, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 50 feet on the Northerly side of Wyoming Avenue and runs back between parallel lines 160 feet to an alley.

Being a portion of the same property conveyed to Creative Rei, LLC by Warranty Deed from R Manuel Rentals, a Tennessee general partnership of record in Instrument No. 20221122-0123569 Register's Office for Davidson County, Tennessee, dated November 18, 2022 and recorded on November 22, 2022.

Being the same property conveyed to Herwigs Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Creative Rei, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221128-0124279 Register's Office for Davidson County, Tennessee, dated November 18, 2022 and recorded on November 28, 2022.

Being the same property conveyed to Michael T. Hull, married by Quitclaim Deed from Herwigs Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250414-0028288 Register's Office for Davidson County, Tennessee, dated April 09, 2025 and recorded on April 14, 2025.

Being a portion of the same property conveyed to TN49 Holdings, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Michael T. Hull of record in Instrument No. 20250421-0030054 Register's Office for Davidson County, Tennessee, dated April 18, 2025 and recorded on April 21, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2025-1569

unimproved
This is improved x property, known as 5202 Wyoming Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18th day of December, 2025

TN49 HOLDINGS, LLC

BY: _____

MICHAEL HULL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Hull, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of TN49 Holdings, LLC, and that he as such Member of TN49 Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of TN49 Holdings, LLC.

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

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

JW2025-1569