Karen Johnson Davidson County
Batch# 1363797 DEEDWARR
12/31/2025 07:37:30 AM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20251231-0104014

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. AP-25-12030

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Townsend Development LLC | **New Owner** | |
| (NAME) 912 Boscobel Street | (NAME) **707 Adams Avenue** | 082-16-0-350.00 |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) **Memphis, TN 38105** | |
| (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, I/we, **L&H Development Group, LLC, a Tennesee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Townsend Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 9, as shown on the map entitled W. W. Totten's Addition - East Nashville, of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to L&H Development Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Next Generation Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230501-0032192 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 01, 2023.**

**This is property more commonly known as 912 Boscobel Street, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 29th day of December, 2025.

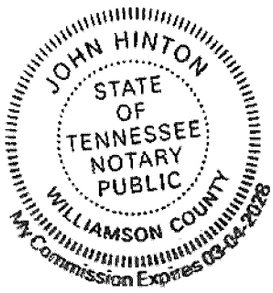
L&H Development Group, LLC, a Tennessee
Limited Liability Company

By:_____
William P. Holloway, Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared William P. Holloway, Authorized Agent of L&H Development Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of L&H Development Group, LLC, the within named bargainor, a Limited Liability Company, and that such William P. Holloway, Authorized Agent of L&H Development Group, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 29th day of December, 2025.




_____
Notary Signature
My commission expires:_____

Certificate of Authenticity

I, Alli Pinkston, 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 **December 29, 2025**.

Date

Alli P

Affiant Signature

**12/30/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County