Karen Johnson Davidson County
Batch# 1364250 DEEDWARR
12/31/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251231-0104652

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-25-12065

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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 NUMBERS
Lulie Holdings LLC	New Owner	
(NAME)	(NAME)	
612 21st Avenue North #411	1545 Thompsons Station Rd W	092-07-0I-411.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Thompsons Station, TN 37179	
(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, **Equity Trust Company Custodian FBO Madina Joshi SEP IRA**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lulie Holdings LLC, a Tennessee Limited Liability Comapny**, 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 Unit No. 411, on the Horizontal Property Regime for The 1865, a Condominium, as recorded in the Master Deed of record in Instrument No. 20190314-0023483, amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Equity Trust Company Custodian FBO Madina Joshi SEP IRA by Warranty Deed from LPH, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230504-0033133 Register's Office for Davidson County, Tennessee, dated April 27, 2023 and recorded on May 04, 2023.

This is property more commonly known as 612 21st Avenue North #411, Nashville, TN 37203.

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.

Effective the 23rd day of December, 2025.

Equity Trust Company Custodian FBO
Madina Joshi SEP IRA

By: _____
Jeffrey Brown
Corporate Alternate Signer

STATE OF OHIO
COUNTY OF CUYAHOGA

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared JEFFREY BROWN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the CORPORATE ALTERNATE SIGNER of Equity Trust Company Custodian FBO Madina Joshi SEP IRA the within named bargainor, and that he/she as such JEFFREY BROWN, executed the foregoing instrument for the purposes therein contained, by signing the name of Equity Trust Company Custodian FBO Madina Joshi IRA by himself/herself as CORPORATE ALTERNATE SIGNER.

Witness my hand, at office, this 22nd day of December, 2025.

_____
Notary Signature
My commission expires:

NOTARY PUBLIC STATE OF OHIO

PAULA MARIE NEUHOFF
Notary Public
State of Ohio
My Comm. Expires
January 7, 2026

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 22, 2025**.

Date

Alli P

Affiant Signature

12/31/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** 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