Karen Johnson Davidson County
Batch# 1366802 DEEDWARR
01/07/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20260107-0001324

WARRANTY DEED

DELAYNA SISK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $389,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/06/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/27/28

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 10408-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Christopher C. Goodwin	**UNITED WHOLESALE MORTGAGE, LLC**	043-01-0C-014-00
1133 Lawrence Avenue	585 South Boulevard E	
Nashville, TN 37115	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lilshack Holdings LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher C. Goodwin, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 14 on the Plan of Homes At Pierce Road, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nelson Andrew Beck and Christal Dawn Beck, husband and wife by Warranty Deed from Ruby Lee Grant, a widow of record in Instrument No. 20190823-0084934 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 23, 2019.

Being a portion of the same property conveyed to Lilshack Holdings, LLC by Successor Trustees Deed Deed from Middle Tennessee Law Group, PLLC, a Tennessee Professional Limited Liability Group of record in Instrument No. 20250213-0010913 Register's Office for Davidson County, Tennessee, dated February 12, 2025 and recorded on February 13, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1133 Lawrence Avenue Nashville, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on January 6, 2026.

Lilshack Holdings LLC, a Tennessee Limited Liability Company

By: _____, CEO
Jacob Love, CFO

STATE OF TENNESSEE
COUNTY OF Maury

Before me, a Notary Public of said County and State, personally appeared Jacob Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be CFO of Lilshack Holdings, LLC, A Tennessee Limited Liability Company, and that Jacob Love as such CFO executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 6, 2026.

_____
Notary Public

My Commission Expires: 4/7/28

DELAYNA SISK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 10408-25NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 6, 2026.

J. Carlton Drumwright

January 6, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 6, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY