WARRANTY DEED

Karen Johnson Davidson County
Batch# 1368014 DEEDWARR
01/09/2026 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260109-0002305

File No. MM-25-12168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

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
Jason Lucas LeVasseur and Laura Dibble LeVasseur, Co-Trustees of The LeVasseur Family Living Trust dated January 8, 2024	New Owner	
(NAME)	(NAME)	094-01-0-133.00
1104 Dew Street, Units A and B	1619 Russell Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **Craiova LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Lucas LeVasseur and Laura Dibble LeVasseur, Co-Trustees of The LeVasseur Family Living Trust dated January 8, 2024,** 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. 51 on the Map of Subdivision of Lot No. 3, N.H. Hobson's Subdivision, of record in Book 421, page 78, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the southerly side of Dew Street, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Craiova LLC, a Tennessee Limited Liability Company by Warranty Deed from Ronald S.Pardue and Nancy S. Pardue, husband and wife of record in Instrument No. 20230109-0001740 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 09, 2023.

Being the same property conveyed to Michael Thomas Jennings, unmarried man by Warranty Deed from Craiova, LLC, a Tennessee limited liability company of record in Instrument No. 20230703-0050766 Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on July 03, 2023.

Being the same property conveyed to Craiova LLC, a Tennessee limited liability company by Quitclaim Deed from Michael Thomas Jennings of record in Instrument No. 20250616-0047118 Register's Office for Davidson County, Tennessee, dated May 29, 2025 and recorded on June 16, 2025.

This is property more commonly known as 1104 Dew Street, Units A and B, 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; (3) all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee; and (4) Deed of Trust for the benefit of Ronald S. Pardue and Nancy S. Pardue of record in Instrument No. 20231009-0001741, 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 8th day of January, 2026.

Craiova LLC, a Tennessee Limited Liability Company

By: _____
Marian Andreescu, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrew Suzore of the state and county mentioned, personally appeared Marian Andreescu of Craiova 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 Member of Craiova LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu of Craiova LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 8th day of January, 2026.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Megan Millsap, 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 8, 2026 (date of document).

Affiant Signature

January 8, 2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of January, 2026.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

202601090002305