Karen Johnson Davidson County
Batch# 1368027 DEEDWARR
01/09/2026 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260109-0002358

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $325,000.00-.

Affiant

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me this the 19th day of December, 2025

Notary Public
My Commission Expires: 01/4/2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
2110 14th DK LLC 2110A 14th Avenue North, Nashville, TN 37203	NEW OWNER	081032O00100CO

KNOW ALL MEN BY THESE PRESENTS that, 2110 14th Ave N., LLC., a Tennessee Limited Liability Company for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto 2110 14th DK LLC, a Tennessee Limited Liability Company, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, Being Unit A on 2110 14th Avenue North Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20250821-0067186.

Land in Davidson County, Tennessee, being Lot No. 6 in the Subdivision of Lots Nos 21 and 30 of Owen Buena Vista Plan of record in Book 57, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to 2110 14th Ave. N., LLC., a Tennessee limited liability company by Warranty Deed from Jim Adams IV, an unmarried man dated October 11, 2024 and recorded on November 05, 2024 of recorded in Instrument No 20241105-0085981, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jim Adams IV, an unmarried man by Warranty Deed from L & S Development, LLC., a Tennessee limited liability company dated October 11, 2024 and November 05,

2024 of recorded in Instrument No 20241105-0085980, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by Warranty Deed from Miss Jenny's Boarding House, LLC, a Tennessee Limited Liability Company dated November 04, 2020 and recorded on November 06, 2020 of recorded in Instrument No 20201106-0130855, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 2110A 14th Avenue North, Nashville, TN 37203

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of December, 2025

2110 14th Ave N., LLC., a Tennessee Limited Liability Company

By: _____
Alejandro Dominguez, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Managing Member of 2110 14th Ave N., LLC., a Tennessee limited liability company, and that as such Alejandro Dominguez, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Witness my hand and official seal at office at 19th day of December, 2025

_____
Notary Public

Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Ryan Beard, 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 12/19/2025 (date of document).

Affiant Signature

12/19/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires July 6, 2027

NOTARY'S SEAL

