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Karen Johnson Davidson County
Batch # 1370813 DEEDWARR
01/16/2026 09:28:21 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20260116-0003996

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Nashville Metro Holdings LLC **3000 Meridian Blvd** **Ste 160** **Franklin TN 37067**	**SAME AS OWNER**	MAP **062** GROUP **13 0** PARCEL **078.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

L&L TN R LLC, a Wyoming limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Nashville Metro Holdings LLC, a Texas limited liability company,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11, Map of George I Waddey's River Bluff Subdivision, of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to L&L TN R LLC by Warranty Deed from Erin Dias, Trustee of The 1403 Hemlock Avenue Trust, deed dated December 16, 2025 and filed of record December 23, 2025 as Instrument No. 20251223-0102212, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 20226 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Waddeys River Bluff, of record in Plat Book 843, page 101, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1403 Hemlock Ave, Nashville, Tennessee 37216**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Nashville Metro Holdings LLC, a Texas limited liability company**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant

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and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 15th day of January 2026.

L&L TN R LLC, a Wyoming limited liability company

By: Les Lazarus, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Managing Member** of **L&L TN R LLC, a Wyoming limited liability company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 15th day of January 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $365,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of January 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD