Karen Johnson Davidson County
Batch # 1374748 DEEDWARRSP
02/02/2026 02:15:07 PM 5 pgs
Fees: $28.00 Taxes: $11,803.00
20260202-0007029

This Instrument Prepared By:
Tracy L. Childress, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

# SPECIAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Jefferson Preservation, LLC<br>1409 Rosedale Avenue<br>Nashville, TN 37207 | Jefferson Preservation, LLC<br>1409 Rosedale Avenue<br>Nashville, TN 37207 | 081 16 0 395.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Three Million One Hundred Ninety Thousand and 00/100 Dollars ($3,190,000.00).

K. Wilson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of January, 2026.

MADISSON DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-05-2029

Notary Public

My Commission Expires: 11/05/2029

For and in consideration of the sum of Three Million One Hundred Ninety Thousand and 00/100 Dollars ($3,190,000.00), the receipt and sufficiency of which are hereby acknowledged Rudy Family Limited Partnership, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jefferson Preservation, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 942 Jefferson Street, Nashville, Davidson County, Tennessee 37208.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantors has a good right to convey the Property.

Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds Grantor, its successors and assigns, to warrant and defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

**[SIGNATURE APPEARS ON THE FOLLOWING PAGE]**

**RUDY FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership

By: _____
John Gleaves, Authorized Agent

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared John Gleaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Rudy Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and seal, at Office in Nashville, Tennessee, this 22nd day of January, 2026.

_____
Notary Public

My Commission Expires: 5/11/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# EXHIBIT A

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 148 and westerly 8-1/3 feet of Lot No. 147 on the plan of D. T. McGavock's First Addition to Nashville, of record in Plat Book 10, page 609, Register's Office for Davidson County, Tennessee.

Said Lot No. 148 and part of Lot No. 147 adjoin the front together 108 1/3 feet on the northerly side of Jefferson Street and extends back between parallel lines along the easterly margin of 10th Avenue, North, 175 feet to the southerly margin of Madison Street, fronting 108 1/3 feet on the southerly side of Madison Street.

(Being divided half the distance between Jefferson Street and Madison Street by a dead end alley 10 feet wide for several parcels east of the easterly margin of the above described parcel of land.)

Being the same property conveyed to Rudy Family Limited Partnership, a Tennessee limited partnership, by Warranty Deed from Fifteenth Avenue Baptist Church, Incorporated, a Tennessee nonprofit corporation, dated October 14, 2025, and filed of record as Instrument No. 20251015-0082193, in said Register's Office.

## EXHIBIT B

## ENCUMBRANCES

1. Matters shown on the plan of record in Plat Book 10, Page 609, in the Register's Office of Davidson County, Tennessee.

2. Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District, recorded in Book 9183, Page 130, as amended by Book 11625, Page 280, as further amended by Instrument No. 20020425-0051069, said Register's Office.

3. Memorandum of Lease of record as Instrument No. 20250908-0071617, in said Register's Office.

4. Shared Parking Agreement by and between the Trustees of the Fifteenth Avenue Baptist Church, Incorporated and Rudy Family Limited Partnership, of record as Instrument No. 20251015-0082194, said Register's Office.