Name and Address of New Owner:
Chad A. Lautt, Trustee of Tip Top Trust
PO BOX 23096
Nashville, TN 37202

Karen Johnson
Batch # 1386398
02/27/2026 08:36:24 AM
Fees: $13.00 Taxes: $2,655.68
Davidson County
DEEDWARR
2 pgs
20260227-0015529

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Chad Lautt
P.O. Box 23096
Nashville, TN 37202

Map & Parcel(s):
082-07-0-428.01

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Titan Home Builders LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Chad A. Lautt, Trustee of Tip Top Trust**, hereinafter called the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following parcels of real property located in Davidson County, Tennessee, to-wit:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being part of an unnumbered tract shown on the Plan of Sarah A. Hart's Subdivision, as of record in Book 57, Page 151, Register's Office for said County, described as follows:

Beginning at a point in the West margin of North 5th Street, 450 feet South of the South margin of Arrington Street, thence Westerly parallel to the South line of Arrington Street, 170 feet to an alley; thence Southerly 50 feet to the Northwest corner of Lot No.34 of said Sarah Hart's Plan; thence with the line of the same, Easterly 170 feet to the West margin of North 5th Street; thence with the margin of same, Northerly 50 feet to the beginning.

Being the same property conveyed to Titan Home Builders LLC, a Tennessee Limited Liability Company by Warranty Deed from Royal Cash Offer LLC, a Tennessee, limited liability company of record in Instrument No. 20220210-0015774 Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 10, 2022.

This conveyance is 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 record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 712 North 5th Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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 this 23 day of February, 2026.

Titan Home Builders LLC, a Tennessee Limited Liability Company

By: _____
Avi Elfersy, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Kathryn A. Caldwell of the state and county mentioned, personally appeared Avi Elfersy, Sole Member of Titan Home Builders 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 Sole Member of Titan Home Builders LLC, the within named bargainor, a Limited Liability Company, and that such Avi Elfersy, Sole Member of Titan Home Builders LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Murfreesboro, this 23 day of February 2026.

_____
Notary Signature

Printed Name: Kathryn A. Caldwell

My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $717,750.00.

_____
Affiant Signature

Subscribed and sworn to before me, this the 24 day of February, 2026.

_____
Notary Public
My Commission Expires: 12/27/27

SANDRA E KETCHUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027