Karen Johnson Davidson County
Batch# 1388928 DEEDWARR
03/05/2026 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20260305-0017584

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611138

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$240,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of February, 2026

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 27th day of February, 2026, among:

NASHVILLE METRO HOLDINGS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantor**")

AND

A D S HOLDINGS LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of the subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos 6, 11, 12, and 13, Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 28 fronts 50 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

A deed heretofore conveyed from Millard Treaton Stubblefield, et ux to the Highway Department of the State of Tennessee of record in Book 4360, page 62, Register's Office for Davidson County, Tennessee, being described as follows:

Being parts of Lot Nos 27 and 28 on the plan of the Subdivision of certain lots in Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Evelyn Drive said point being the northeast corner of Lot No. 26, on said plan; thence with the margin of Evelyn Drive South 84 deg. 00 min. East 100 feet to the northwest corner of Lot No. 29; thence with the westerly boundary of Lot 29 southwardly 26.6 feet to a point; thence South 77 deg. 21 min. West 105.7 feet to the easterly boundary of said Lot No. 26; thence with said boundary northwardly 60.3 feet to the point of beginning and containing 4345 square feet.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Rare Earth Properties, a Tennessee general partnership dated February 27, 2026, and filed of record in Instrument No. 20260303-0016860, Register's Office for Davidson County, Tennessee, on March 3, 2026.

Being also known as 109 Evelyn Drive, Nashville, TN 37210.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.
SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.
FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**
THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Nashville Metro Holdings, LLC

By: Destiny Inglis

Destiny Inglis, authorized signor of Canvas Holding Co, LLC, the sole member of Nashville Metro Holdings, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Destiny Inglis*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the ***Authorized Signor*** of ***Canvas Holdings Co, LLC*** which is the sole member of ***Nashville Metro Holdings, LLC*** the within named bargainor, and that she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by herself as its ***Authorized Signor***.

Witness my hand and official seal this 27 day of February, 2026.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: ADS Holdings LLC
Address: 109 Evelyn Drive
City, State, Zip: Nashville, TN 37210

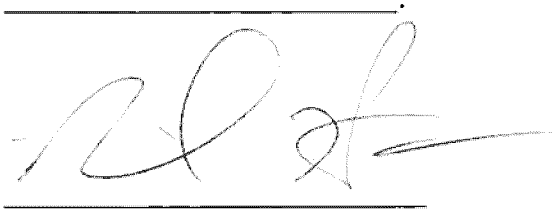
Responsible Party For Taxes:

Name: ADS Holdings LLC
Address: 929 Russell St
City, State, Zip: Nashville TN 37206

Tax ID: 119-02-125

Certificate of Authenticity

I, Nick Harris, 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 2/27/26.



Affiant Signature

2/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of March, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

