WARRANTY DEED

Karen Johnson Davidson County
Batch# 1388957 DEEDWARR
03/05/2026 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20260305-0017645

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Brittany L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2026

Kim Perry
Notary Public

MY COMMISSION EXPIRES: 11/30/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
~~Traci Wright~~ Leighlu Properties, LLC (NAME)	New Owner (NAME)	25-4-113 26-1-5 26-1-9
201 Kenner Ave. ~~134 South Main Street, 120 South Main Street, 106 East Avenue~~ (ADDRESS)	201 Kenner Ave. (ADDRESS)	
Nashville TN 37205 ~~Goodlettsville, TN 37072~~ (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	File No.: 20260005

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jonathan A.A. Rummel and Jenna M. Rummel** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Leighlu Properties, LLC, a Tennessee limited liability company, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Tract 1: Being Lot No. 2, as shown on the map entitled Plan of Hicks-Galbreath Subdivision, of record in Plat Book 6200, page 612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2: Land in Goodlettsville, Davidson County, Tennessee and being described as follows: Beginning at an existing iron pin the southeastern most corner of Lot 1 of Hicks and Galbreath subdivision of record in Book 6200, page 612, R.O.D.C., Tn. , said point of beginning also being on the northerly margin of East Street; thence with the said northerly margin of East Street S 84°17'54"E 39.39' to an existing iron pin; thence leaving East Street and with the City of Goodlettsville property N 01°39'43" W 95.13' to an existing concrete monument thence leaving the City property line and with the line of Lot 1 of the said Hicks and Galbreath subdivision S 82°45'34"W 39.10' to an existing iron pin; thence continuing with the same S 01°33'44"E 86.28' to the point of beginning **containing 3536 square feet more or less,** according to a survey by J. Bruce Rainey, Surveyor #823 dated 05/08/2017, Job #170054.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Eckerd Subdivision, as shown by plat of record in Plat Book 9700, Page 429, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

ADDITIONALLY, further described according to a surveyed described as follows:

LAND in Goodlettsville, Davidson County, Tennessee, and being part of Lot No. 1 of Hicks Galbreath Subdivision of record

in Plat Book 5200, Page 612, R.O.D.C., Tn., more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 8, 2017, and known as Job No. 170054 as follows:

BEGINNING at the western most common corner of Lots 1 and 2 of said Hicks and Galbreath subdivision, said point of beginning also being on the easterly margin of Dickerson Pike; thence with the said easterly margin N03?42'25"W 20.50' to an nail set; thence leaving the said pike and with the line of Blankenscherer General Partnership (Bk 10545, Page 860, R.O.D.C.), Tn. N86?11'33"E 172.42' to an iron pin set; thence with the line of the City of Goodlettsville: S01?21'56"E 71.77' to an existing concrete monument; thence with the line of John Shannon Dunn (Inst No. 201311250120956) S82?45'34"W 39.10' to an existing iron pin; thence S01?33'44"E 86.28' to an existing iron pin on the northerly margin of East Street; thence with the margin of East Street N84?18'30"W 18.96' to an existing iron pin; thence leaving East Street and with E Hunter (Book 1422, Page 439) N02?28'11"W 52.83' to a nail set; thence with the same S88?03'50"W 37.95' to an existing iron pin; thence leaving Hunter and with the line Mechta LLC (Inst No. 201508240085099) N 01?48'42"W 23.09' to an existing iron pin; thence N88?06'20"E 21.87' to an existing iron pin; thence N01?50'16"W 57.13' to a nail set; thence S88?03'35"W 96.27' to the point of beginning, containing 0.24 acres more or less.

Being the same property conveyed to Jonathan A. A. Rummel and wife, Jenna M. Rummel, by Warranty deed from MECHTA, LLC, a Tennessee limited liability company, dated February 15, 2022, and recorded on February 23, 2022, of record in Instrument No. 20220223-0020535, Register's Office for Davidson County, Tennessee.

Subject to:
Sanitary Sewer Easement of record in Book 4468, page 400, said Register's Office.
Amendment to Grant Award Agreement of record in Inst. No. 20250904-0070655, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 134 South Main Street, 120 South Main Street, 106 East Avenue, Goodlettsville, TN 37072

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are 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/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of March, 2026

Jonathan A.A. Rummel

Jenna M. Rummel

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jonathan A.A. Rummel and Jenna M. Rummel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of March, 2026.

Notary Public
My Commission Expires:

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/4/26 (date of document).

Affiant Signature

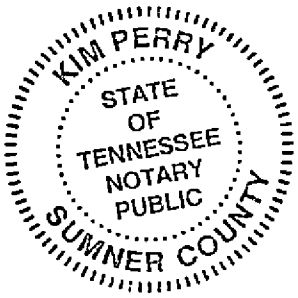
3/4/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 4th day of March, 2026.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29