Karen Johnson
Batch # 1391456
03/11/2026 10:48:12 AM
Fees: $18.00 Taxes: $1,073.00

Davidson County
DEEDWARR
3 pgs

20260311-0019348

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 **2501 Woodberry Dr** **Nashville, Tennessee 37214**	**SAME AS OWNER**	MAP **095** GROUP **12 0** PARCEL **034.00**

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:

BEING Lot No. 226 on the Plan of Woodberry Park, as of record in Book 2133, page 117, 118, 119, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Woodberry Drive, at the corner of lots 225 and 226; thence southwardly with the line between said lots, 2298 feet to a point; thence north 71 deg. 15 min. west 341.2 feet to appoint in the east margin of McGavock Pike; thence with the margin of the same and the curve of the same, northwardly 99 feet to point, the beginning of a curve; thence around said curve, northeastwardly 38.4 feet to a point in the south margin of Woodberry Drive; thence with the margin of the same, and the curve of the same, eastwardly 215.5 feet to the beginning.

LESS AND EXCEPT that certain property found in Order of Possession of record in Book 8860, Page 339, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

From the point of beginning, said point being the beginning of a curve on the existing eastern right-of-way of McGavock Pike, further described as being the southwest corner of Map 95-12, Parcel 34, and the northwest corner of Map 95-12, Parcel 33. Said curve having central angle 005-19'47", radius 1,077.99 feet, chord bearing N 18-01'57"E, and chord distance 100.24 feet. Along the said curve for an arc distance of

100.28 feet to the end of the curve. Said point being the beginning of a curve, said curve having central angle 087-06'27", radius 25.00 feet, chord bearing N 58-55'16"E, and chord distance 34.45 feet. Along the said curve for an arc distance of 38.01 feet to the end of the curve. Thence S 77-31'31"E for 8.27 feet to the beginning of a curve, said curve having central angle 89-04'36", radius 30.00 feet, chord bearing S 57-56'11"W, and chord distance 42.08 feet. Along the said curve for an arc distance of 46.64 feet to the end of the curve. Said point being the beginning of a curve, said curve having central angle 004-28'44", radius 1,215.43 feet, chord bearing S 15-38'15"W, and chord distance 94.99 feet. Along the said curve for an arc distance of 95.01 feet to the end of the curve. Thence N 71-15'00"W for 7.76 feet to the Point of Beginning. Containing 684.38 square feet more or less.

Being the same property conveyed to L&L TN R, LLC, by Substitute Trustee's Deed from Padgett Law Group, as Substitute Trustee for PRLAP, Inc., Trustee, dated January 14, 2026 and filed of record January 20, 2026 as Instrument No. 20260120-0004278, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Woodberry Park, of record as Plat Book 2133, pages 117, 118, and 119, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 2297, page 194, said Register's Office.
4. 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 **2501 Woodberry Dr, Nashville, Tennessee 37214.**

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 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 10th day of March 2026.

L&L TN R LLC, a Wyoming Limited Liability Company

By: Les Lazarus, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Manager** 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, Manager** 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 Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 10th day of March 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 $290,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of March 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

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