RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-37687-26

Karen Johnson Davidson County
Batch# 1392599 DEEDWARR
03/13/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20260313-0020129

WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2026

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
23rd Ave N Reverse, LLC 205 Logans Circle Franklin, TN 37067	Same address as new owner	081-10-0-280.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($160,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHAWN ROHAN, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **23RD AVE N REVERSE, LLC, A COLORADO LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 343 on the Plan of J.M., T.G. and G. W. Harding's Plan, of record in Book 21, Page 80, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shawn Rohan, a married man, from JRG Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated November 2, 2020, and recorded November 10, 2020, in Instrument Number 20201110-0132623, said Register's Office.

Being the same property conveyed to JRG Properties, LLC, a Tennessee limited liability company, from Verline Taylor, Executrix of the Estate of Helen V. Crawley, by Warranty Deed dated October 6, 2014, and recorded October 8, 2014, in Instrument Number 20141008-0093530, said Register's Office.

The above referenced property is not and has never been the primary residence of the Grantor or the Grantor's spouse.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1712 23rd Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of March, 2026

GRANTOR(S)

Shawn Rohan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Shawn Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of March, 2026.

Notary Public

Jameson B Baldwin

Printed Notary Name

My commission expires: 7/19/28

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/12/26 (date of document).

Jennifer L. Pennell

3/12/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this MARCH 12TH, 2026.

Notary's Signature

My Commission Expires:

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal