Karen Johnson Davidson County
Batch# 1395222 DEEDWARR
03/19/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $3,847.63
20260319-0022105

WARRANTY DEED

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File No. AP-26-1098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,039,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron Head, Rainey Marie Zaugg, and Todd Zaugg	New Owner	
(NAME)	(NAME)	
921 North 14th Street		083-01-0-410.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Profit Enterprises LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Head, a unmarried man, Rainey Marie Zaugg, an unmarried woman, and Todd Zaugg, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Beginning on the West margin of Fourteenth Street, formerly Weakley Avenue, at the northeast corner of a lot conveyed by Merry A. Maney and wife, Gertrude Maney, to Mary Anne Bates, by deed of record in Book 587, page 227, Register's Office for Davidson County, Tennessee; thence westerly with the northerly line of said Bates' line 222.0 feet to the easterly margin of a proposed alley; thence northerly with the same, 73.22 feet, more or less, to the southerly margin of another alley, being the first alley South of Grand Avenue; thence easterly with the southerly margin of said alley, 222.0 feet to the westerly margin of Fourteenth Street; thence southerly with the westerly margin of Fourteenth Street, 73.22 feet, more or less, to the Beginning.

Being the same property conveyed to Bobbi Clemens, married, sole and separate property, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, of record in Instrument Number 20250516-0038855, Register's Office for Davidson County, Tennessee, dated May 14, 2025 and recorded on May 16, 2025.

Being the same property conveyed to Profit Enterprises LLC, a Tennessee limited liability company, by Quit Claim Deed from Bobbi Clemens, married, sole and separate property, of record in Instrument Number 20250602-0043284, Register's Office for Davidson County, Tennessee, dated June 2, 2025 and recorded on June 6, 2025.

This is property more commonly known as 921 North 14th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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/our hand this 18th day of March, 2026.

Profit Enterprises LLC, a Tennessee Limited Liability Company

By:_____
Roberta T. Clemens, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Roberta T. Clemens, Sole Member of Profit Enterprises 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 Profit Enterprises LLC, the within named bargainor, a Limited Liability Company, and that such Roberta T. Clemens, Sole Member of Profit Enterprises 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, this 18th day of March, 2026.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Joshua A. Terry, 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 3/18/26.

Affiant Signature – Joshua A. Terry

3/19/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/19/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27