Karen Johnson Davidson County
Batch# 1403379 DEEDWARR
04/08/2026 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260408-0028400

WARRANTY DEED

LB-CW-26-1609

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1607 Benjamin St LLC	**Same as New Owner**	
(NAME)	(NAME)	**083-02-0-167.00**
713 18th Ave. S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WRIGHT DEALS GP, A TENNESSEE GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1607 BENJAMIN ST LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 and the Easterly one-half of Lot No. 51, on the plan showing subdivision of certain lots in Blocks "A", "B"., and "C", of the Weakley Home Place, as of record in Book 547, Page 12, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 50 and part of Lot No. 51, front together 75 feet on the northerly margin of Benjamin Street and run back 187.4 feet on the westerly line and 194 feet on the easterly line, to a dead line measuring 75 feet thereon

Being the same property conveyed to Wright Deals GP, A Tennessee General Partnership by Warranty Deed from Martin Tolentino Dominguez, married of record in Instrument No. 20260302-0016325 Register's Office for Davidson County, Tennessee, dated February 27, 2026 and recorded on March 02, 2026.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1609 Benjamin Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 6 DAY OF APRIL, 2026.

Wright Deals GP, A Tennessee General Partnership

BY: Chris Wright, Partner

Chris Wright
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS WRIGHT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED PARTNER of WRIGHT DEALS GP, A TENNESSEE GENERAL PARTNERSHIP the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED PARTNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Gardner Title and Escrow
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 6, 2026.

Affiant Signature

April 7, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of April, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27