Karen Johnson Davidson County
Batch# 1404270 DEEDWARR
04/10/2026 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260410-0029109

State of Tennessee
County of ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2026.

Notary Public:
My Commission Expires: 1/21/2029

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Newton Property Group LLC 2700 Belmont Blvd Suite B Nashville TN 37212	New Owner	072-06-0-173.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Featherfoot, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Newton Property Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the easterly 55 feet of the westerly 105 feet of Lot No. 45 on the revised and corrected map of Subdivision of Casper Zopfi's Place (erroneously referred to as Zophi's Place in prior deeds), as shown by plat of record in Plat Book 547, Pages 21 and 22, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID part of Lot No. 45 fronts 55 feet on the northerly side of Zopfi Street and runs back between parallel lines 162 feet, more or less, on the west line and 165 feet, more or less, on the east line to the southerly margin of Thomas Street, and shows 55 feet on said street.

BEING the same property conveyed to Featherfoot, LLC, a Tennessee limited liability company, by Warranty Deed from Prince of Peace Church of God in Christ, also known as Prince of Peace Church of God in Christ, Inc., a Tennessee nonprofit corporation, dated 6/21/2022 and recorded 6/27/2022 in Instrument No. 20220627-0073418, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Deed Restrictions of record in Book 831, Page 205, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 547, Pages 21 and 22, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 1085 Zophi St., Nashville, TN 37216

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 8th day of April, 2026.

Featherfoot, LLC

BY: _____
Jason Wilkerson, Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jason Wilkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be a Member of Featherfoot, LLC, a Tennessee limited liability company, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Company.

Witness my hand and official seal, this 8th day of April, 2026.

Commission Expires: 9/27/26

_____
Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 4/8/26 (date of document).

Affiant Signature

4/9/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of April, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029