Karen Johnson Davidson County
Batch# 1406078 DEEDWARR
04/16/2026 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20260416-0031135

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2028

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $885,000.00

Affiant

Subscribed and sworn to before me, this 10 day of April, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Big Deluxe Nashville LLC 4609B Illinois Ave, Nashville, TN 37209	New Owner	Tax Parcel ID No. 091 12 0 032.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DESIREE NICOLE LYNCH, N/K/A DESIREE LYNCH CARLISLE, AND MICHAEL CAMERON CARLISLE, MARRIED** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BIG DELUXE NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. Five Hundred and Eighteen (518) of Block 85, No. 1 Plan of West Nashville, which is of record in Book 57, Pages 74 and 75, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Desiree Nicole Lynch, unmarried and Michael Cameron Carlisle, unmarried, as joint tenants by Deed dated May 28, 2021 from Elliott Development, LLC, recorded June 2, 2021, in Instrument Number 202106020073538, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **4609B Illinois Ave, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 10th day of April, 2026.

DESIREE ~~NICOLE~~ LYNCH Carlisle

MICHAEL CAMERON CARLISLE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DESIREE NICOLE LYNCH AND MICHAEL CAMERON CARLISLE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of April, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **4/16/2026** (date of document).

Affiant Signature

4/16/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **April**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY