Karen Johnson Davidson County
Batch# 1407527 DEEDWARR
04/16/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260416-0031438

WARRANTY DEED

FAITH L LOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Pamela Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 05.16.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connor Carson Roberts and Alexandra Benites Garcia	Same As Dav Owners	
(NAME) 1000 West McKennie Ave	(NAME)	083-01-0-024.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, WE, **GIRL TRIBE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNOR CARSON ROBERTS AND ALEXANDRA BENITES GARCIA, AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEES, 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, being the Northwest part of Lot No. 6 of Block "A" on the Map of Tim H. Moore's Subdivision of Lots No. 2,3 and parts of Lots Nos. 4 and 5 In A.W. Johnson and G.P. Smith's subdivision as of record in Plat Book 332, Page 107, Register's Office for Davidson County, Tennessee, and being Lot No. 4 on the unrecorded Plan of J.H. Cherry's Subdivision of Lots Nos. 6, 7, and 8 of Block "A" Tom H. Moore's Subdivision, described according to survey made by Lewis D. Justice, Surveyor, September 20, 1949, as follows:

Beginning at the Southeasterly corner of McKennie and Laurent Avenues; thence with the Southerly margin of said McKennie Avenue; thence Westwardly 68.7 feet to the Easterly margin of said Laurent Avenue; thence with the Easterly Margin of said Laurent Avenue Northwardly 140.3 feet to the beginning.

Being the same property conveyed to Jonathan Haidle and Mindy Haidle, as husband and wife, by Cash Deed for Tennessee Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20130225-0018635 Register's Office for Davidson County, Tennessee, dated February 14, 2013 and recorded on February 25, 2013.

Being the same property conveyed to Jonathan Haidle, a married man, by Quitclaim Deed from Jonathan Haidle & Mindy Haidle, as husband and wife, of record in Instrument No. 20160223-0017101 Register's Office for Davidson County, Tennessee, dated February 20, 2016 and recorded on February 23, 2016.

CH2026-412

Being the same property conveyed to Girl Tribe Ventures, LLC, a Tennessee limited liability company, by Warranty Deed from Jonathan Haidle, unmarried, of record in Instrument No. 20251106-0088399 Register's Office for Davidson County, Tennessee, dated November 03, 2025 and recorded on November 06, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1000 West Mckennie Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 14th day of April, 2026

GIRL TRIBE VENTURES LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
DAPHNE D. LARKIN, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Daphne D. Larkin, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Sole Member for Girl Tribe Ventures, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that she is the Sole Member of 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 official seal this 14th day of April, 2026.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

CH2026-412

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 16th, 2026.

Tameika Jones
Custodian's Signature

04/16/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Rosemary Holst
Notary Public

MY COMMISSION EXPIRES: 5/9/2026

