WARRANTY DEED

Karen Johnson
Batch # 1408793
04/20/2026 02:46:53 PM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20260420-0032392

W-LF-26-1611-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/6/29

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-06-2029

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)
Eastside Property Partners LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
938 Sharpe Ave		**083-02-0-179.03**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **LOCAL FOX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EASTSIDE PROPERTY PARTNERS 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:

Being Lot No. 3 on the Plan of Winn's Subdivision No. 2 of record in Book 3106, page 99, said Register's Office, described as follows:

Beginning at a concrete monument in the northerly margin of Douglas Avenue 197.5 feet west of the northwesterly corner of the intersection on Douglas Avenue and Scott Avenue; thence westwardly along the margin of said Douglas Avenue 187.2 feet to a point; thence northwardly 195.92 feet to a point; thence southeastwardly 215.31 feet to the point of beginning

Being the same property conveyed to Local Fox, LLC, a Tennessee limited liability company by Warranty Deed from Sharon Denise Johnson, Executrix of the Estate of Albert E. Johnson, of record in Instrument No. 20260420-0032391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3106, Page 99, 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: **1611 Douglas Ave, 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 16th DAY OF APRIL, 2026.

Local Fox, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AGENT of LOCAL FOX, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of April, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212