Karen Johnson Davidson County
Batch# 1413081 DEEDWARR
04/29/2026 09:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20260429-0037786

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611298 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$360,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 27th day of April, 2026 Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 27th day of April, 2026, among:

NASHVILLE METRO HOLDINGS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

a Tennessee limited liability company, its successors and/or assigns (the "**Grantor**")

AND

FUNEZ REALTY INVESTMENT LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 115 feet of the westerly 150 feet of Lot No. 3 on the Plan of A. I. Spain's Subdivision of Lischey Garden of record in Plat Book 161, page 116, said Register's Office.

Said part of Lot 3 fronts 50 feet on the easterly margin of Jones Avenue and runs back 150 feet between parallel lines to a dead line in the rear.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion of said land conveyed to Metropolitan Government of Nashville & Davidson County by deed from Joe E. Barlow and Doris Barlow, dated January 28, 2004, of record in Instrument No.

20040408-0040241, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a point in the existing Right-of-Way of Jones Avenue, 16 feet right of station 14+97.68 Project 01-R-05;

Thence: With the easterly Right-of-Way of Jones Avenue, North 14° 06' 34" East, 50 feet to a point 16 feet right of station 15+47.68 Project 01-R-05;

Thence: Leaving the easterly Right-of-Way of Jones Avenue, South 75° 53' 26" East, 9 feet to a point;
Thence: South 14° 06' 34" West, 50 feet to a point;
Thence: North 75° 53' 26" West, 9 feet to the point of beginning.
Said portion of land contains 450 square feet, or 0.01 acres.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Joe E. Barlow a single man dated April 27, 2026, and filed of record in Instrument No. 20260428-0036886 Register's Office for Davidson County, Tennessee, on April 28, 2026.

Being also known as 1315 Jones Avenue, Nashville, TN 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Nashville Metro Holdings, LLC

By: Destiny Inglis

Destiny Inglis, authorized signor of Canvas Holding Co, LLC, the sole member of Nashville Metro Holdings, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Destiny Inglis*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the ***Authorized Signor*** of ***Canvas Holdings Co, LLC*** which is the sole member of ***Nashville Metro Holdings, LLC*** the within named bargainor, and that she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by herself as its ***Authorized Signor***.

Witness my hand and official seal this 27 day of April, 2026.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Funez Realty Investment LLC
Address: 1315 Jones Ave
City, State, Zip: Nashville, TN 37216

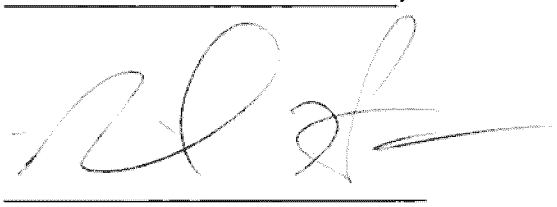
Responsible Party For Taxes:

Name: New Owner
Address: 103 Elizabeth Court
City, State, Zip: Goodlettsville TN 37072

Tax ID: 071-16-0-041.00

Certificate of Authenticity

I, Nick Harris, 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 4/27/26.



Affiant Signature

4/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of April, 2026.



Notary's Signature

My Commission Expires: 3/9/27

Date

