WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413197 DEEDWARR
04/29/2026 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20260429-0037986

File No. AP-26-1867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Donze and Mary Donze	**New Owner**	
(NAME)	(NAME)	094-01-0-175.00
713 South 12th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Providence Builder Group LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Donze and Mary Donze, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 190 on the Plan of Payne, Blakemore & Cummings Addition To Nashville, a Plan of which is of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 50 1/4 feet on the East side of 12th Street and extends back Easterly 157.4 feet on the North line and 152.3 feet on the South line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Lucile, LLC, a Tennessee Limited Liability Company by Warranty Deed from JTRT Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240614-0044788 Register's Office for Davidson County, Tennessee, dated June 13, 2024 and recorded on June 14, 2024.

Being the same property conveyed to Providence Builder Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Lucile, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250627-0050921 Register's Office for Davidson County, Tennessee, dated June 26, 2025 and recorded on June 27, 2025.

This is property more commonly known as 713 South 12th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 28th day of April, 2026.

Providence Builders Group LLC, a Tennessee Limited Liability Company

By: _____
William Barron, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared William Barron, Sole Member of Providence Builders Group LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Providence Builders Group LLC, the within named bargainor, a Limited Liability Company, and that such William Barron, Sole Member of Providence Builders Group LLC as such Sole Member, 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 seal, this 28th day of April, 2026.

_____
Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Alli Pinkston, 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 28, 2026**.

Date

Alli P

Affiant Signature

4/29/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County