Karen Johnson Davidson County
Batch# 1413745 DEEDWARR
04/30/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20260430-0038375

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $328,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/29/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 6052-26NASH-TN

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Armias Development Group, LLC		071-08-0-065.00
1932 Almaville Rd #160		
Smyrna, TN 37167		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

St. Teresa Holiness Science Organization No. 2

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Armias Development Group LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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 easterly 50 feet of Lot No. 21 on the Plan of J B Haynie's Oriental Subdivision of record in Plat Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 21 fronts 50 feet on the southerly side of Prince Street and runs back between parallel lines, with the westerly margin of an alley 140 feet to an alley in the rear.

Being a portion of the same property conveyed to St. Theresa Holiness Science Organization No. 2 by Deed from Byron Dollar, Morris Filson, Melvin Parkhurst, W. A. Robinson, Don Shelton, Ted Stalvey and R B. Walls, Trustees of Bethel Church Of The Nazarene of record in Book 5387, Page 398, Register's Office for Davidson County, Tennessee, dated January 16, 1979 and recorded on January 19, 1979.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 328 Prince Avenue Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 29, 2026.

St. Teresa Holiness Science Organization No. 2

By _____
James Tibbs, President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, James Tibbs, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of St. Teresa Holiness Science Organization No. 2
and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this April 29, 2026.

_____
Notary Public

My Commission Expires: 2/26/29

File #: 6052-26NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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.

J. Carlton Drumwright

April 28, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 28, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY