Karen Johnson Davidson County
Batch# 1417449 DEEDWARR
05/07/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20260507-0041315

KAYLA TABOR
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 $ **900,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa A. Hendrix, Trustee of Lisa A Hendrix Revocable Living Trust dated March 21, 2014	New Owner	09111008000
(NAME) 4708A Illinois Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(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,

IWASGONNA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LISA A HENDRIX REVOCABLE LIVING TRUST DATED MARCH 21, 2014,

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 Lot No. 615 in Block 106, Plan No. 1 West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

IWASGONNA, LLC, a Tennessee Limited Liability Company

Being the same property conveyed to IWASGONNA, LLC, a Tennessee Limited Liability Company by Deed dated May 29, 2020 from Elliot Development, LLC, a Tennessee limited liability company, recorded June 2, 2020, in Instrument Number 202006020056502, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 4708A Illinois Avenue, Nashville, TN 37209

LT&E File #23159

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(s) this ~~8th~~ 5th day of May, 2026

IWASGONNA, LLC, a Tennessee Limited Liability Company

By: _____
Steven J. Hutchinson, Sole Member

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Llano

Before me, Britany Bloom, Notary Public of the state and county mentioned, personally appeared Steven J. Hutchinson, Sole Member of IWASGONNA, 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 IWASGONNA, LLC, the within named bargainor, a Limited Liability Company, and that such Steven J. Hutchinson, Sole Member of IWASGONNA, 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, at office in Buchanan Dam this 5th day of May, 2026.

Britany Bloom, Notary Public
Notary Signature

Printed Name: Britany Bloom, Notary Public

My commission expires: 07-07-2028

BRITANY BLOOM
Notary ID #124214199
My Commission Expires
July 7, 2028

LT&E File #23159

Certificate of Authenticity

I, J. Trent Lehman, 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 5/5/26.

Date

Affiant Signature

5/7/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of May, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

