THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454241**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,380,000.00 Affiant Subscribed and sworn to before me, this 11th day of May, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1419287 DEEDWARR
05/12/2026 10:34:17 AM 2 pgs
Fees: $13.00 Taxes: $5,106.00
20260512-0042587

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 23, 2029

WARRANTY DEED

Address New Owner: 205 North 16th LLC 205 N 16th St Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-10-0-171.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrea McKay Jacobson and Matthew Gregory Lavigne, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **205 North 16th LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Northerly 50 feet of Lot Nos. 11, 12 and 13 on the Map of W. R. Cornelius, Jr.'s Subdivision of record in Plat Book 57, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 11 fronts 50 feet on the Easterly side of North 16th Street and together with Lots Nos. 12 and 13 extends back between parallel lines with the Southerly margin of an alley, 162 feet to a dead line.

Being the same property conveyed to ANDREA MCKAY JACOBSON AND MATTHEW GREGORY LAVIGNE, WIFE AND HUSBAND, by deed from BENJAMIN SESAR, UNMARRIED, of record in Instrument No. 20160412-0034882, dated April 11, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 083-10-0-171.00.

Matters shown on the Plan of record in Book 57, page 124, said Register's Office.

This is improved property located at 205 N 16th St Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2026.

Andrea McKay Jacobson

Matthew Gregory Lavigne

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea McKay Jacobson and Matthew Gregory Lavigne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2026.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____