WARRANTY DEED

Karen Johnson
Batch # 1419811
05/13/2026 10:36:22 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20260513-0042976

B-YB-26-108

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Quality Clean Construction Inc.	SAME AS NEW OWNER	
(NAME) **2412 Saint Thomas Trail**	(NAME)	**093-16-0-123.00**
(ADDRESS) **Hephzibah, GA 30815**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **YELLOW BALL DEVELOPMENT GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **QUALITY CLEAN CONSTRUCTION INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the front or East part of Lot No. 128 on the Plan of Maury and Claiborne's Addition to Nashville, of record in Plat Book 21, Pages 84 and 85, in the Register's Office for Davidson County.

Said part of said Lot fronts 35 feet on the Westerly side of Lewis Street and runs back between parallel lines 105 feet to a dead line.

Being the same property conveyed to Yellow Ball Development, GP by Warranty Deed from Intentional Properties, LLC of record in Instrument No. 20201029-0125968 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on October 29, 2020.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 84 and 85, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **108 Lewis Street, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1 DAY OF MAY, 2026.

Yellow Ball Development, GP

By: D & J Properties of Tennessee, LLC
Its: Partner

By: Jeff Gaw
Its: Authorized Member

By: JMR Investments, LLC
Its: Partner

By: Jody Roberts
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFFREY D. GAW, 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 the AUTHORIZED MEMBER OF D & J PROPERTIES OF TENNESSEE LLC, Partner of YELLOW BALL DEVELOPMENT, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED MEMBER OF D & J PROPERTIES OF TENNESSEE LLC, Partner of YELLOW BALL DEVELOPMENT, GP.

Witness my hand and official seal, this the 1 of May, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH M. ROBERTS, III, 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 the MANAGING MEMBER OF JMR INVESTMENTS, LLC, Partner of YELLOW BALL DEVELOPMENT, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER OF JMR INVESTMENTS, LLC, Partner of YELLOW BALL DEVELOPMENT, GP.

Witness my hand and official seal, this the 10 of May, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212