THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1424169 DEEDWARR 05/22/2026 10:10:30 AM 4 pgs Fees: $23.00 Taxes: $2,534.50 20260522-0046825	STATE OF Tennessee) COUNTY OF Montgomery The actual consideration or value, whichever is greater, for this transfer is: $685,000.00 Jina Shinn Affiant Subscribed and sworn to before me, this 18th day of May, 2026. Notary Public My Commission Expires: 11/15/28

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Doug Brown and Michelle Brown 1435 11th Ave S, Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105 05 0U 009.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE 11TH AVE SOUTH LLC, A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DOUG BROWN AND MICHELLE BROWN, HUSBAND AND WIFE,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit: Being Unit No. 9, on the Plan of 1106 Wade Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150219 0014254, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of the property.

Being the same property conveyed to Nashville 11th Ave South LLC, a Tennessee Limited Liability Company by Deed dated March 2, 2021 from Joseph Depaoli, recorded March 5, 2021, in Instrument Number 202103050029497, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **1435 11th Ave S, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 18th day of May, 2026.

NASHVILLE 11TH AVE SOUTH LLC,

Joseph Louis Depaoli, Authorized Representative

STATE OF CALIFORNIA)
)
COUNTY OF CONTRA COSTA)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph Louis Depaoli** 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 Representative of NASHVILLE 11TH AVE SOUTH LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 18th day of May, 2026.

TAMMY KWAN
COMM. # 2512546
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXPIRES MAR. 1, 2029

Notary Public
My Commission Expires: 03/01/2029

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On May 18, 2026 before me, Tammy Kwan, Notary Public
(insert name and title of the officer)

personally appeared Joseph Louis Depaoli,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TAMMY KWAN
COMM. # 2512546
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXPIRES MAR. 1, 2029

Signature _____ **(Seal)**

Certificate of Authenticity

I, Joshua A. Terry, 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 5/18/26.

Affiant Signature – Joshua A. Terry

5/21/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/21/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON