Karen Johnson
Batch # 1424933
05/26/2026 10:59:03 AM
Fees: $18.00 Taxes: $4,782.25

Davidson County
DEEDWARR
3 pgs

20260526-0047455

WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

File #26-TL-1403-C

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
STD Properties, LLC	STD Properties, LLC	
(NAME)	(NAME)	
1403 Forest Avenue	769 Darden Dr	**083 09 0 372.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37205	
(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,

JESSICA RACHEL WOLFE, AND BENJAMIN MICHAEL KATZ, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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 Lot No. 46 on the Plan of SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT of record in Plat Book 57, Page 66, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Rachel Wolfe, an unmarried woman, and Benjamin Michael Katz, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Andrew Doherty, a married man, of record in Instrument No. 20220909-0101298, in the Register's Office of Davidson County, Tennessee, dated August 16, 2022 and recorded on September 09, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT, as recorded in Plat Book 57, Page(s) 66.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1403 Forest Avenue, Nashville, TN 37206.**

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 14 day of May, 2026.

Jessica Rachel Wolfe

Benjamin Katz

Benjamin Michael Katz

STATE OF New York
COUNTY OF Clinton

On this 14 day of May, 2026, before me personally appeared Jessica Rachel Wolfe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of May, 2026.

Notary Signature
My commission expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

On this 14 day of May, 2026, before me personally appeared Benjamin Michael Katz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of May, 2026.

Notary Signature
My commission expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Certificate of Authenticity

I, Ashley Schad, 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 5/15/26.

Date

Affiant Signature

5/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 2026

Notary's Signature

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

My Commission Expires: _____

Date

Notary's Seal (if on paper)