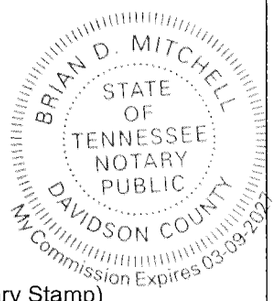
Karen Johnson Davidson County
Batch# 1428329 DEEDWARR
06/05/2026 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20260605-0051033



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $412,500.00.

Affiant

Subscribed and sworn to before me, this June 3, 2026.

Notary Public

My commission expires: 03/09/2027

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kinds Group LLC	New Owner	094-01-0-097.00
5331 Mt. View Rd. #186		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jake Sogga, unmarried

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Kinds Group LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 123 on the plan of Payne Blakemore & Cummings Addition to Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot No. 123 fronts 50 feet on the westerly margin of Fourteenth Street, also known as South Fourteenth Street, and extends back 147.5 feet on the northerly line and 146.7 feet on the southerly line to a dead line in the rear, being an alley, measuring 50 feet thereon.

Being the same property conveyed to Jake Sogga, unmarried by Warranty Deed from Frank Jordan, III and wife, Glendra L. Jordan of record in Instrument No. 20061129-0147115 Register's Office for Davidson County, Tennessee, dated November 22, 2006 and recorded on November 29, 2006.

This is [X] improved [ ] unimproved property known as 620 S 14th St, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, it successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of June, 2026.

Jake Sogga

Jake Sogga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jake Sogga, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 3rd day of June, 2026.

Notary Public
My Commission Expires: 2-2-2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. TN-2600857-7524

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 6/3/26.

Date

Affiant Signature

6/3/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 20 26.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

