After recording, please ret
Ashworth & Rye, PLLC
237 2nd Ave. S.
Franklin, TN 37064

(1)

WARRANTY DEED

Karen Johnson
Batch # 1429306
06/08/2026 10:06:27 AM
Fees: $13.00 Taxes: $8,880.00

Davidson County
DEEDWARR
2 pgs

20260608-0051286

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

File No. AP-26-2428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 5-30-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiely Kristine Mosiman	New Owner	
(NAME)	(NAME)	094-02-0-098.00
1809 Long Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Lotus Building Group LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kiely Kristine Mosiman, single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Situated in Davidson County, Tennessee and being Lot No. 165 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for said County. Said Lot No. 165 fronts 50 feet on the North side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to 1809 Long Ave, LLC by Warranty Deed from Gordon W. O'Malley and Tina R. O'Malley, Trustees of O'Malley Tennessee Community Property Trust of record in Instrument No. 20240906-0068738 Register's Office for Davidson County, Tennessee, dated September 03, 2024 and recorded on September 06, 2024.

Being the same property conveyed to Lotus Building Group, LLC by Quitclaim Deed from Long Avenue, LLC of record in Instrument No. 20250806-0062459 Register's Office for Davidson County, Tennessee, dated July 30, 2025 and recorded on August 06, 2025.

This is property more commonly known as 1809 Long Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 5th day of June, 2026.

Lotus Building Group LLC, a Tennessee
Limited Liability Company

By:_____
Andrew Suzore, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Andrew Suzore, Authorized Agent of Lotus Building Group LLC, 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 Authorized Agent of Lotus Building Group LLC, the within named bargainor, a Limited Liability Company, and that such Andrew Suzore, Authorized Agent of Lotus Building Group LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 5th day of June, 2026.

_____
Notary Signature
My commission expires: 5/8/29

