ADDRESS NEW OWNER AS:
15th Street Holdings LLC
2525B Lebanon Pike
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 1429691 DEEDWARR
06/09/2026 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260609-0051842

Map/Parcel 094-01-0-296.00

THIS DEED OF CONVEYANCE, executed and delivered by **Equity Trust Company Custodian FBO 200208324 CESA IRA**, hereinafter called the Grantor, to **15th Street Holdings LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$350,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 108 on the Map of Shelby Village No. Two, as of record in Book 1935, page 48, Register's Office of said County.

Said Lot No. 108 fronts 70 feet on the westerly side of South 15th Street, and runs back between lines, 144.8 feet on the northerly line and 95.3 feet on the southerly line, to a dead line in the rear, measuring 92.1 feet.

Plat Matters: The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Map of Shelby Village No. Two, as of record in Book 1935, page 48, said Register's Office.

Being the same property conveyed to Equity Trust Company, Custodian FBO 200208324 CESA IRA, by Metropolitan Clerk and Master, recorded June 23, 2022 in Instrument No. 20220623-0072046, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, successors or assigns.

The Grantor further covenants with the Grantee, successors or assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signatures on the dates indicated in the notary acknowledgements below.

EQUITY TRUST COMPANY CUSTODIAN
FBO 200208324 CESA IRA

By: Amber Baraona

Amber Baraona
Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Amber Baraona with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Corporate Alternate Signer of Equity Trust Company Custodian fbo 200208324 CESA IRA, the within named bargainor, a corporation, and that he/she as such Corporate Alternate Signer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Corporate Alternate Signer.

WITNESS my hand and official seal of office this the 19 day of May, 2026.

My Commission Expires: 5/3/28

Kelly Restivo
NOTARY PUBLIC

KELLY RESTIVO
Notary Public, State of Ohio
My Commission Expires
May 3, 2028

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$350,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 4th day of May, 2026.

My Commission Expires:

NOTARY PUBLIC/Register

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 30, 2029

Certificate of Authenticity

I, Gary L. Dilliha, 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 this 4th day of June, 2026.

Affiant Signature

6-4-26

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 4th day of June, 2026.

Cheri N Head

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

