Karen Johnson Davidson County
Batch# 1433123 DEEDWARR
06/12/2026 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260612-0053626

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-ON-26-2605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wolfe Real Estate LLC	**Same as New Owner**	
(NAME) **605 Press Place**	(NAME)	**072-09-0-290.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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, **IBERIA DEVELOPMENT 1 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOLFE REAL ESTATE LLC, A TENNESEE 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. 84 on the Plan of Irvington of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 84 fronts 60 feet on the westerly side of Inga Street and runs back between lines, 237.6 feet on the north line and 241.2 feet on the south line, to a dead line on which it measures 60.17 feet.

Being the same property conveyed to Iberia Development 1 LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Jersey Holdings, a Tennessee Limited Liability Company of record in Instrument No. 20250925-0076478 Register's Office for Davidson County, Tennessee, dated September 23, 2025 and recorded on September 25, 2025.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 981, Page 261, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2605 Inga Street, Nashville, Tennessee 37216**.

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 11th DAY OF JUNE, 2026.

Iberia Development 1 LLC

BY:_____
Robert V. Johnston
Sole Member

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT V. JOHNSTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of IBERIA DEVELOPMENT 1 LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of June, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, **Stephanie Woodall**, 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 **06/11/2026**.

Date

Affiant Signature

06/11/2026
Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **11th** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: 7-2-29
Date

Notary's Seal (if on paper)

