RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-40657-26

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1435892 DEEDWARR
06/18/2026 02:33:28 PM 2 pgs
Fees: $13.00 Taxes: $4,158.80

20260618-0055521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,124,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of June 2026.

NOTARY PUBLIC

My commission expires:

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Futch 2024 Generational Trust 600 B Southgate Avenue Nashville, TN 37203	Same address as new owner	105111V002CO

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED TWENTY FOUR THOUSAND AND 00/100 Dollars ($1,124,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **600 SOUTHGATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FUTCH 2024 GENERATIONAL TRUST**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. 2 of 600 Southgate Avenue, a horizontal property regime with private elements, a planned unit development pursuant to Tennessee Code Annotated 66-27-103(B), as established by that Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20230214-0010560, and amended in Instrument #20230403-0024006, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 600 Southgate Properties, LLC, a Tennessee limited liability company, from The Cumberland Holdings Co., LLC, a Tennessee limited liability company, by Quitclaim Deed dated August 11, 2023 and recorded September 11, 2023 in Instrument #20230911-0070913, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 600 Southgate Avenue, Unit B, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of June, 2026

GRANTOR(S)

600 Southgate Properties, LLC, a Limited Liability Company

By: _____
Jennifer Pennell, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Jennifer Pennell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Authorized Representative of 600 Southgate Properties, LLC, a Tennessee Limited Liability Company and that he executed the within instrument for the purposes therein contained as said Authorized Representative on behalf of 600 Southgate Properties, LLC, a Tennessee Limited Liability Company.

WITNESS my hand and seal, this the 12th day of June 2026.

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22 2029

_____
Notary Public

Heidi Rae Berryhill
Printed Notary Name

My commission expires: _____