STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, is **$1,395,000.00** (One Million Three Hundred Ninety-Five Thousand).

AFFIANT

Subscribed to and sworn before me this 22nd day of June 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE (NOTARY SEAL) My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1437514 DEEDWARR
06/24/2026 09:36:17 AM 2 pgs
Fees: $13.00 Taxes: $5,161.50
20260624-0056883

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
146 Kenner Ave Holdings LLC 211 Ensworth Avenue Nashville, TN 37205	**SAME AS NEW OWNER**	116-03-0-071.00

WARRANTY DEED

FOR AND IN 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, **PETAR ANGELOV ANGELOV AND HELEN JULIANNE LACKEY ANGELOVA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **146 KENNER AVE HOLDINGS LLC, A NONPROFIT LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee being the Northerly 50 feet of Lot No. 16 and part of a 10-foot reserved strip immediately to the rear of said lot on the map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for said County, described together as follows:

Beginning at a point on the Easterly margin of Kenner Avenue at the Southerly corner of Lot No. 15 on said map; thence with the line between said Lots Nos. 15 and 16, Northeastwardly 212.5 feet to a point in the Eastern boundary line of said 10-foot strip; thence with the Eastern boundary line of said strip, Southeastwardly 50.08 feet, more or less, to the Northerly corner of the property conveyed to Thelma Hershkovitz by deed from Third National Bank, of record in Book 903, Page 182, said Register's Office; thence with said Hershkovitz's Northern boundary line, Southwestwardly 209 feet, more or less, to the Easterly margin of said Avenue; thence with the Easterly margin of said Avenue, Northwestwardly 50 feet to the beginning.

Being the same property conveyed to Petar Angelov Angelov and Helen Julianne Lackey Angelova, husband and wife by Warranty Deed from Robert Allan Rowland and Tamara Hearon Rowland, husband and wife of record in Instrument No. 20221107-0119751 Register's Office for Davidson County, Tennessee, dated November 7, 2022 and recorded on November 7, 2022.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **146 KENNER AVENUE** **NASHVILLE, TN 37205**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2026067789

WITNESS, this 22nd day of June, 2026

Petar Angelov Angelov

Helen Julianne Lackey Angelova

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of June, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Petar Angelov Angelov and Helen Julianne Lackey Angelova,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 22nd day of June, 2026.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY