Karen Johnson Davidson County
Batch # 1441881 DEEDWARR
07/02/2026 02:22:40 PM 2 pgs
Fees: $13.00 Taxes: $2,923.00
20260702-0060006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **790,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meghan Powers	New Owner	083-13-0-110
(NAME) 1211 Lillian Street	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, WE,

LILLIAN HOLDING LLC, A LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MEGHAN E. POWERS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land with all the buildings and improvements thereon, situated at 1211 Lillian Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 2, Subdivision of Lot 104, Plan of East Edgefield, as shown on plat of record in Instrument #20110210-0011664, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sharon P. Hagan and Joseph Patterson Hagan by Warranty Deed from Christopher Grant Carr and Kayla Carr, husband and wife, dated October 31, 2017, and recorded November 6, 2017, of record in instrument No. 20171106-0113561, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated July 27, 2022, recorded August 2, 2022, of record in Instrument No. 20220802-0087797, said Register's Office, subject property was conveyed to Joseph Patterson Hagan. Subject property was further conveyed to Lillian Holding, LLC, by Quitclaim Deed, dated August 29, 2022, recorded September 6, 2022, of record in Instrument No. 20220906-0099682, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #23291

This *Improved* property is commonly known as: 1211 Lillian Street, Nashville, TN 37206

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(s) this 19th day of June, 2026

Lillian Holding LLC, a Limited Liability Company
By: J. Way Ventures LLC, Inc.

By: Joseph Patterson Hagan
Joseph Patterson ("J.P.") Hagan, Managing and Sole Member
J. Way Ventures LLC, Inc

Joseph Patterson Hagan
By: Joseph Patterson ("J.P.") Hagan, Managing and Sole Member

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ M/C Davidson

On this 19th day of June, 2026, before me personally appeared JP Hagan of Lillian Holding LLC and Polly Cotton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of June, 2026.

Notary Signature
My commission expires: 3/8/2028

MIREILLE J. CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 8, 2028