Karen Johnson Davidson County
Batch# 1442934 DEEDWARR
07/07/2026 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $4,310.50
20260707-0061090

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. CR-26-2906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Them Hill Bui	New Owner	
(NAME)	(NAME)	
1000 Douglas Avenue		072-13-0-470.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Douglas Estates II LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Them Hill Bui, married woman,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 2 on the Plan of Resub of Lot 28 & Horns 4th Addition of record in Plat at Instrument No. 20220926-0106610, being a revision of Lot 28 as shown on Plan of Sharp and Horn's Fourth Addition of record in Plat at Book 161, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Sapphire Development Group LLC, a Tennessee Limited Liability Company by Warranty Deed from Leonard Ray Brown and Mary Brock Brown, husband and wife of record in Instrument No. 20211206-0161160 Register's Office for Davidson County, Tennessee, dated December 1, 2021 and recorded on December 6, 2021.

Being a portion of the same property conveyed to Douglas Estates II, LLC a Tennessee limited liability company by Quitclaim Deed from Sapphire Development Group, LLC a Tennessee limited liability company of record in Instrument No. 20221103-0118674 Register's Office for Davidson County, Tennessee, dated November 2, 2022 and recorded on November 3, 2022.

This is property more commonly known as 1000 Douglas Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 2nd day of July, 2026.

Douglas Estates II LLC, a Tennessee Limited Liability Company

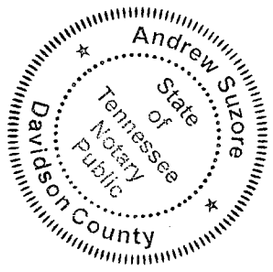
By: _____
Josephine Saffert, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Josephine Saffert, Manager of Douglas Estates II LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Douglas Estates II LLC, the within named bargainor, a Limited Liability Company, and that as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as its Manager.

Witness my hand and seal, at office, this 2nd day of July, 2026.

_____
Notary Signature
My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/2/26. (date of document).

Affiant Signature

7/6/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

