Karen Johnson Davidson County
Batch# 1442943 DEEDWARR
07/07/2026 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20260707-0061108

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 30th day of June, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kingdom Legacy Homes LLC	New Owner(s)	133-01-0-023.00
6961 Stone Run Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELEVENTH STREET CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KINGDOM LEGACY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 14 on the Map of WM. Colleman's Subdivision of 7.08 Acres of the West Part of Radnor College Land, of record in Book 547, Page 181, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Trina J. Miles, unmarried by Warranty Deed from Clarence M. Hill and wife, Doris C. Hill of record in Book 8448, Page 499, Register's Office for Davidson County, Tennessee, dated September 20, 1991 and recorded on September 24, 1991.

Being the same property conveyed to Lucian N. Underwood and wife, Mary Catherine Underwood by Trustees Deed from Guaranty Title Company of record in Book 9353, Page 38, Register's Office for Davidson County, Tennessee, dated May 20, 1994 and recorded on May 23, 1994.

The Decedent, Lucian N. Underwood, was born on March 28, 1929, and died intestate on June 18, 2012, and was a resident of Davidson County, Tennessee at the time of his death.

The Decedent, Lucian N. Underwood died on June 18, 2012

Affidavit of Heirship recorded in Instrument No. 20260518-0044404
Being the same property conveyed to Eleventh Street Capital LLC by General Warranty Deed from John Underwood Jr of record in Instrument No. 20260609-0051749 Register's Office for Davidson County, Tennessee, dated May 07, 2026 and recorded on June 09, 2026.

Being the same property conveyed to Eleventh Street Capital LLC by General Warranty Deed

from William Underwood of record in Instrument No. 20260609-0051750 Register's Office for Davidson County, Tennessee, dated May 09, 2026 and recorded on June 09, 2026.

Being the same property conveyed to Eleventh Street Capital LLC by General Warranty Deed from Rebecca Alidani of record in Instrument No. 20260609-0051751 Register's Office for Davidson County, Tennessee, dated May 06, 2026 and recorded on June 09, 2026.

Being the same property conveyed to Eleventh Street Capital LLC by General Warranty Deed from April Martinez of record in Instrument No. 20260609-0051752 Register's Office for Davidson County, Tennessee, dated May 15, 2026 and recorded on June 09, 2026.

Being the same property conveyed to Eleventh Street Capital LLC by General Warranty Deed from Lucian Underwood Jr of record in Instrument No. 20260609-0051753 Register's Office for Davidson County, Tennessee, dated May 16, 2026 and recorded on June 09, 2026.

Being the same property conveyed to Eleventh Street Capital, LLC, a Delaware limited liability company by Quitclaim Deed from Jimmy Underwood of record in Instrument No. 20260609-0051754 Register's Office for Davidson County, Tennessee, dated May 26, 2026 and recorded on June 09, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 501 Drake Avenue, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2026.

Eleventh Street Capital, LLC, a Delaware Limited Liability Company

By: Benjamin Lamson

Benjamin Lamson, Authorized Member

STATE OF Nevada

COUNTY OF Clark

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Lamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Eleventh Street Capital, LLC, a Delaware Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2026.

Notary Public

My Commission Expires: 05/10/2029

LAZARO OSVALDO LEON CERVINO
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-4351-01
Expires May 10, 2029

Notarized remotely using audio-video communication technology via Proof.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 30. 2026

Affiant Signature

6th day of July, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028