Karen Johnson Davidson County
Batch# 1451439 DEEDWARR
07/24/2026 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260724-0067552

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consid[illegible]e, whichever is greater, for this transfer i 675,000.00

Affiant

Subscribed and sworn to before me this 23rd day of July, 2026.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jolly Realty, LLC 711 Chaney Cove Collierville, TN 38017	Same	081-15-0-018

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Sober Space Solutions, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jolly Realty, LLC, a Tennessee 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:

Being Lot No. 139, S.A. Champions Subdivision, as shown on plat of record in Plat Book 161 Page 132, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 139 fronts 50 feet on the East side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sober Space Solutions, LLC, a Tennessee Limited Liability Company by deed from Christopher Rowley, a single man, of record in Instrument No. 20250918-0074651, Register's Office for Davidson County, Tennessee, and dated September 17, 2025.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of S.A. Champions Subdivision of record in Plat Book 161 Page 132 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1516 23rd Avenue North, Nashville, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 23rd day of July, 2026.

Sober Space Solutions, LLC, a Tennessee Limited Liability Company

By: _____
John Jolly, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Sober Space Solutions, 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 Sole Member of Sober Space Solutions, LLC, the within named bargainor, a Limited Liability Company, and that such Sober Space Solutions, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Brentwood TN, this 23rd day of July, 2026.

_____
Notary Signature

My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance, 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 this 23rd day of July 2026

Dated 7/23, 2026

SUBSCRIBED AND SWORN TO before me this 23rd day of July 2026

Notary Public
My Commission expires 3/4/29

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 23rd day of July, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL