WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1452486 DEEDWARR
07/29/2026 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20260729-0069775

File #26-JJ-900-1026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

William R. Huffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2026.

Megan Paulus
Notary Public
MY COMMISSION EXPIRES: 11-02-2026

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William R. Huffman, Trustee of Huffman Investment Services Trust dated February 10, 2025	**New Owner**	
(NAME) **6005 Landmark Place**	(NAME)	**092 04 0 282.00** **092 04 0 285.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ARTISTIC IRONWORKS NASHVILLE, LLC (FORMERLY KNOWN AS IRONWORKS DEVELOPMENT, LLC), A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM R. HUFFMAN, TRUSTEE OF HUFFMAN INVESTMENT SERVICES TRUST DATED FEBRUARY 10, 2025,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1 (092 04 0 282.00)

Land in Davidson County, Tennessee, being Lot No. 29, C.M. HOLT'S PLAN, of Record in Plat Book 21, Page 33, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Ironworks Development, LLC, by Quitclaim Deed from Hope Gardens Trinity Services, LLC, of record in Instrument No. 20081125-0115532 in the Register's Office of Davidson County, Tennessee, dated November 14, 2008, and recorded on November 25, 2008. The said Ironworks Development, LLC having since changed its business name to Artistic Ironworks Nashville, LLC.

Being the same property conveyed to Hope Gardens Trinity Services, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Robert B. Beck and Wife, Martha Lu Beck, of record in Instrument No. 20070906-0107259 in the Register's Office of Davidson County, Tennessee, dated August 31, 2007, and recorded on September 06, 2007.

Parcel 2 (092 04 0 285.00)

Tract I:

Land in Davidson County, Tennessee, being part of Lot Nos. 24 and 25 on the Plan of C. M. HOLT'S PLAN as of record in Plat Book 21, Page 33, Register's Office for said County.

Said part of said lots front 68 feet on the west side of Warren Street, formerly Holt Street and extends back between parallel lines with the southerly margin of an alley 60 feet to a dead line.

Tract II:

Land in Davidson County, Tennessee, being part of Lot Nos. 25 and 26 on the Plan of C. M. HOLT'S PLAN as of record in Plat Book 21, Page 33, Register's Office for said County.

Said parts of said lots and said improvements have been survey by Hal R. Swann, Jr., Surveyor, and the same are herewith fully described according to his survey made March 2, 1966, as follows:

Beginning at a point marked with an iron rod in the northerly margin of Herman (formerly Hamilton) Street, at the Westerly edge or margin of an iron wire fence, which point is 156.4 feet Westerly from a point in the center line of Warren Street (formerly Holt Street) and the northerly margin of said Herman Street (as shown on said Holt's Plan), said beginning point being the beginning point of the tract of land herein conveyed; thence, running in a Northerly direction, along the Westerly edge or margin of said iron fence 138 feet to an iron rod at a point in the Southerly margin of a 20 foot alley; thence, Easterly and along the Southerly margin of said alley 78 feet to an iron rod at a point which is 80.7 feet Westerly from the center line of said Warren Street and the Southerly margin of said alley, same being the Northeasterly corner of the tract of land herein conveyed; thence, at right angles, Southerly along a line parallel to and 78 feet easterly from the Westerly line or margin of said iron wire fence above described and intercepting a wooden fence at or near the Southeast corner of a building erected on said land herein described and following on Southerly along said fence a total distance in all of 138 feet to an iron rod at a point in said fence or fence line in the Northerly margin of said Herman Street which point is 78 feet East, along the Northerly margin of said Herman Street, from the point of beginning; thence, Westerly along the Northerly margin of said Herman Street 78 feet to the point of beginning. There is located on said property a building having a width of 70 feet and running back to and past the Southerly margin of said alley a distance of 119.8 feet from the front of same which said building extends on over into the alley a distance of approximately 1 1/2 to 2 feet. Said building is located within the boundary lines of said parcel of land herein described, except for the portion extending over into the said alley. All of said building is conveyed to Grantees along with the said parcel of land as well as the said fences and all improvements within the boundaries of said parcel of land.

Tract III:

Being the Southerly 70 feet of Lot No. 24 and the Easterly 10 feet of the Southern 70 feet of Lot No. 25 in Plan of C. M. HOLT'S PLAN, as of record in Plat Book 21, Page 33, Register's Office for said County.

Said parts of Lot Nos. 24 and 25 begin at the Northwest corner of Hamilton and Holt Streets and extend Northwardly with the west line of Holt Street 70 feet to a point; thence, westerly with a line parallel to Hamilton Street 60 feet to a point; thence, Southwardly parallel with Holt Street, 70 feet to a point in the North line of Hamilton Street; thence, Eastwardly with the Northerly line of Hamilton Street 60 feet to a point of beginning.

Tract IV:

Being Lot No. 27 on the Plan of C. M. HOLT'S PLAN, as of record in Plat Book 21, Page 33, Register's Office for said County.

Being the same property conveyed to Ironworks Development, LLC, by Warranty Deed from Susan R. Limor, beneficiary of the Estate of Victor I. Limor, deceased, of record in Instrument No. 20070110-0004161 in the Register's Office of Davidson County, Tennessee, dated January 05, 2007, and recorded on January 10, 2007. The said Ironworks Development, LLC having since changed its business name to Artistic Ironworks Nashville, LLC.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. M. HOLT'S PLAN, as recorded in Plat Book 21, Page(s) 33.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200130-0011229 (As to Parcel: 092 04 0 285.00).
* Easement for Public Right-of-Way, recorded in Instrument No. 20200227-0022116 (As to Parcel: 092 04 0 285.00).
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **900 11th Ave N & 1026 Herman St, 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; 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. 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 hand this the 22nd day of July, 2026.

Artistic Ironworks Nashville, LLC (formerly known as Ironworks Development, LLC) LLC, a Tennessee Limited Liability Company

By:_____
Alan Drew Huffman, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Alan Drew Huffman, Sole Member of Artistic Ironworks Nashville, LLC (formerly known as Ironworks Development, LLC), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Artistic Ironworks Nashville, LLC (formerly known as Ironworks Development, LLC), the within named bargainor, a Limited Liability Company, and that he as such Sole 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 this 22nd day of July, 2026.

Megan Paulus
Notary Signature

My commission expires:_____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

True Copy Certification

I, **Megan Paulus,** 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 the 22nd day of July, 2026.

Megan Paulus
Affiant Signature
Date 7/22/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 10/4/27

