WARRANTY DEED

Karen Johnson Davidson County
Batch# 1455527 DEEDWARR
08/04/2026 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20260804-0071546

File No.: 2026-0318

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

Subscribed and sworn to before me on JULY 30, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
C&H Properties, LLC, a Tennessee limited liability company PO Box 90680 Nashville, TN 37209	New Owner	071-05-0-147.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LISA BROWN D/B/A FAM NIGHT, AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **C&H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1

Land in Davidson County, Tennessee, being Tract 7, as shown on a survey by Parrish Engineers, Inc., dated May 27, 1966 as follows:

BEGINNING at a point in the southerly margin of Haynes Street at the common corner of Tracts 6 and 7, said point being 317 feet northwest of the intersection of Haynes Street with Seminary Street; thence along the dividing line between said two tracts, South 60 degrees 40' West 173.2 feet, to the margin of Haynes Meade Subdivision, Sec. 11; thence with the margin of said Subdivision, North 45 degrees 03' West 52.15 feet to the common rear corner of Tracts 7 and 8; thence with the common dividing line of said two Tracts, North 60 degrees 40' East 187.9 feet to the margin of Haynes Street; thence with the margin of said Street, South 28 degrees 27' East 50 feet to the point of beginning.

TRACT 2

Land in Davidson County, Tennessee, being Tract 8, as shown on a survey by Parrish Engineers, Inc., dated May 27, 1966 as follows:

BEGINNING at a point in the southerly margin of Haynes Street at the common corner of Tracts 7 and 8; said point being 367 feet northwest of the intersection of Haynes Street with Seminary Street; thence with the dividing line between said two Tracts South 60 degrees 40' West 187.9 feet, to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said Subdivision, North 45 degrees 03' West 52.15 feet to a point; thence North 60 degrees 40' East 202.7 feet to the margin of Haynes Street; thence

with the margin of said Street South 28 degrees 27' east 50 feet to the point of beginning.

Being the same property conveyed to LISA BROWN D/B/A FAM NIGHT, by Final Decree Confirming Sale of record in Book 10788, page 364, dated March 4, 1996, said Register's Office. For further reference, see Default Judgment of record as Instrument No. 20060920-0116739, and re-recorded as Instrument No. 20061011-0126282, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Unimproved property known as Haynes Street, Nashville, TN 37207.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on July 30, 2026.

Grantor:

Lisa Brown, individually

Lisa Brown d/b/a Fam Night

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lisa Brown, individually, and Lisa Brown d/b/a Fam Night, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2026.

Notary Public

My Commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 July 30, 2026.

E Yerger
Affiant Signature

July 31, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028