1/4 (39B)

Karen Johnson Davidson County
Batch # 1456025 DEEDWARR
08/05/2026 04:16:08 PM 3 pgs
Fees: $18.00 Taxes: $5,994.00
20260805-0072275

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is **$1,620,000.00.**

Affiant

Subscribed and sworn to before me
This 4th day of August, 2026.

Notary Public

ROBERT J. NOTESTINE III
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22, 2029
COUNTY OF DAVIDSON

My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
1324 3rd Avenue, LLC 1324 3rd Avenue North Nashville, TN 37208	New Owner	**Parcel I: 82-09-209** **Parcel II: 82-09-208**

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Allison Hines** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **1324 3rd Avenue, LLC, a Tennessee Limited Liability Company** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Parcel I: 82-09-209

Part of Lot Number 12 on the Plan of Hugh W. McGavock's Addition as of record in Book 17, Page 640, Register's office for Davidson county, Tennessee, more particularly described as follows:

Beginning on the Easterly margin of Third Avenue, north formerly College Street,at the northwest corner of Lot Number 11 on said plan; thence with the easterly margin of

said Avenue northwardly 40 feet; thence at right angles eastwardly 134.4 feet to the westerly margin of an alley; thence with said alley southwardly 40 feet to the northerly line of said Lot Number 11; thence with said line westwardly 134.4 feet to the beginning.

Being the same property conveyed to Allison Hines by Deed from Shapiro and Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20090622-0057963, in said Register's office.

This improved property commonly known as: 1324 3rd Ave. N., Nashville, TN 37208.

Parcel II: 82-09-208

Part of Lot Number 12 on the Plan of Hugh W. McGavock's Addition as of record in Book 17, page 640, Register's Office for Davidson county, Tennessee, more particularly described as follows:

Beginning on the easterly margin of Third Avenue, north, formerly College Street at the southwest corner of the property conveyed to A.L. Fuss et al, trustees of the Third Avenue Church of Christ by deed from Maude Arbuckle of record in Book 1116, page 280, Register's Office, said point being 50 feet south of the southerly margin of Taylor Street; thence with the easterly margin of Taylor Street southerly 50 feet to the northwest corner of the property conveyed to Hiram Gill and wife, by deed from Joe Komamn and wife, of record in Book 1282, Page 252, Register's Office ; thence with said Gill's northerly line, easterly 134.4 feet to the westerly margin of an alley; thence with said alley northwardly 50 feet to the southwest corner of said church property; thence with the southerly line of same, westwardly 134.4 feet to the beginning

Being the same property conveyed to Allison Hines by Deed from Shapiro and Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20090622-0057963, in said Register's office.

This unimproved property is commonly known as: 1326 3rd Ave. N. Nashville, TN 37208

This conveyance is subject to the following:

1. Easement of record in Instrument NO. 20180615-0057630, said Register's Office (as to parcel 1)
2. Subject to all matters on plat Book 17, Page 640, said Register's Office (as to Parcel 1 and 2)
3. Easement of record in Instrument NO. 20180615-0057629, said Register's Office (as to Parcel 2)

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of August, 2026.

Grantor:

By: Allison Hines

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 4th day of August, in the year 2026, before me the undersigned, personally appeared Allison Hines, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 4th day of August, 2026.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22, 2029
COUNTY OF DAVIDSON