Karen Johnson Davidson County
Batch# 1456752 DEEDWARR
08/10/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,808.30
20260810-0073393

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $759,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to me on 08/04/26.

Linzie Hahn
NOTARY PUBLIC

My Commission Expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Zuza and Mikaeli Lynn Zuza 205A Joyner Ave Nashville, TN 37210.	New Owner	119 05 0J 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Flooring Guys 2, a Tennessee General Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Michael Zuza and Mikaeli Lynn Zuza, a married couple, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit 205A as established in Declaration of Covenants, Conditions and Restrictions for 205 Joyner Avenue Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20250605-0044104, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat attached as Exhibit "B" to the Declaration, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to The Flooring Guys 2, a Tennessee General Partnership by Warranty Deed from Ernestine Crawford, Sheila Braddock, Kimberly Bradford, Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott, Vicky Kelly, Keno Crawford, Sharmayne Crawford, Shermetris Coleman, TyCohyia Clark, Franklin Delano Crawford, Jr, Marilyn Crawford, Roger Crawford, Beverly Johnson, Randolph Moore, Jr., Felitia Majors, Sonya Elothman, William F. Crawford, Earl D. Crawford, Christina Crawford, Quinton Crawford, Clarence Crawford, Ill, Paul E. Crawford, Alicia Crawford Cooper, Larry J. Crawford, PatriciaA. Crawford Malone, Kenneth Wayne Crawford, Jr, Kawanda Crawford and Sharonda Sharpe, dated November 4, 2024, of record in Instrument No. 20241107-0086791, Register's Office for Davidson County, Tennessee.

After the aforesaid deed was executed and recorded, it was determined there were three additional heirs: Tangela Crawford, Shamar Gunn, and Chakia Bryant.

Also being a portion of the same property conveyed to The Flooring Guys 2, a Tennessee General Partnership by Quitclaim Deed from Tangela Crawford, dated August 18, 2025, and recorded September 30, 2025, in Instrument No. 20250930-0077713, in the Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to The Flooring Guys 2, a Tennessee General Partnership by Quitclaim Deed from Shamar Gunn, dated August 13, 2025, and recorded September 30, 2025, in Instrument No. 20250930-0077714, in the Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to The Flooring Guys 2, a Tennessee General Partnership by Quitclaim Deed from Chakia Bryant, dated August 14, 2025, and recorded September 30, 2025, in Instrument No. 20250930-0077715, in the Register's Office for Davidson County, Tennessee.

This is Improved property, known as 205A Joyner Ave, Nashville, TN 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it 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 itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 08/04/26.

THE FLOORING GUYS 2, A TENNESSEE GENERAL PARTNERSHIP

By: LITTLE RIVER VENTURES, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Sole Member

By: LX3 PROPERTIES, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
James Nicholas Johnson, Sole Member

By: JJR INVESTMENTS, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Jeremy Richardson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of Little River Ventures, LLC, which is a Partner of THE FLOORING GUYS 2, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 08/04/2026.

_____
NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, James Nicholas Johnson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of LX3 Properties, LLC, which is a Partner of THE FLOORING GUYS 2, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 08/04/2026.

_____
NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Jeremy Richardson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of JJR Investments, LLC, which is a Partner of THE FLOORING GUYS 2, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 08/04/2026.

_____
NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Danielle Watson, 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 8/4/26.

Date

Danielle Watson

Affiant Signature

8/4/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 4th day of August, 2026.

Hahn

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029