Karen Johnson Davidson County
Batch# 1464539 DEEDWARR
08/26/2026 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,804.60
20260826-0079165

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $758,000.00. Affiant Subscribed and sworn to before me, this the 14th day of August, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chasity DeArmond-Rueby Elizabeth Rueby	CROSSCOUNTRY MTG LLC	082-16-1A-023.00
730 MAIN STREET #304	2160 SUPERIOR AVE	
NASHVILLE, TN 37206	CLEVELAND, OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **730 MAIN STREET INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHASITY DEARMOND-RUEBY AND ELIZABETH RUEBY, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 23 on the Plan of The Jesse, a Condominium Property of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20250515-0038414, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 714-730 Main St. OZ, LLC, a Tennessee limited liability company by Special Warranty Deed from Kirk Lemoyne Billings Harwell, an individual of record in Instrument No. 20211222-0169057 Register's Office for Davidson County, Tennessee, dated December 14, 2021 and recorded on December 22, 2021.

Being a portion of the same property conveyed to Donald R. Barrett, Jr., Trustee by Consolidation Quitclaim Deed from 714-730 Main St. OZ, LLC, a Tennessee limited liability company of record in Instrument No. 20230123-0004866, Register's Office for Davidson County, Tennessee, dated January 12, 2023 and recorded on January 23, 2023 and within the same deed the said Donald R. Barrett, Jr., Trustee conveyed his interest in the subject property to 714-730 Main St. OZ, LLC, a Tennessee limited liability company.

Being a portion of the same property conveyed to 730 Main Street Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from 714-730 Main Street OZ, LLC, a Tennessee limited liability company of record in Instrument No. 20241227-0100238 Register's Office for Davidson County, Tennessee, dated December 16, 2024 and recorded on December 27, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 730 Main Street Unit 304, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of August, 2026.

730 Main Street Investments LLC
by: Richland Building Partners, its Sole Member

By: _____
Chris Barnhizer, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Barnhizer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Richland Building Partners, LLC, the Sole Member of 730 Main Street Investments LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2026.

_____
Notary Public

My Commission Expires: 11-8-28



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 14. 2026

Affiant Signature

21st day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

