Karen Johnson Davidson County
Batch # 1474719 DEEDWARR
09/17/2026 03:13:31 PM 6 pgs
Fees: $33.00 Taxes: $2,575.20
20260917-0086814

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$696,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: **MARCH 5, 2030**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLUE CANYON PROPERTIES, GP	**SAME**	**094-01-0-245.00**
(NAME) **P. O. BOX 160591**	(NAME)	**119-13-0-183.00**
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LOIS J. MICKLER, UNMARRIED, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND SOUTH 13TH PARTNERSHIP JV, A TENNESSEE PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE CANYON PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTIES****

This conveyance is subject to matters shown on the Plan of record in Book 547, page 139 (Tract 1), matters shown on the Plan of record in Book 332, page 19 (Tract 2); and any and all easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **900 S. 13TH ST., NASHVILLE, TN 37206 & 501 MORTON AVE., NASHVILLE, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16th day of September, 2026.

Lois J. Mickler

LOIS J. MICKLER

COORDINATION PLUS, LLC
A Tennessee Limited Liability Company

_____

By: Virginia N. Pitts, Chief Manager

SOUTH 13TH PARTNERSHIP JV
A Tennessee Partnership

Lois J. Mickler

By: Lois J. Mickler – Partner

By: Coordination Plus, LLC – Partner

_____

By: Virginia N. Pitts, Chief Manager

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lois J. Mickler**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of September, 2026.

My commission expires: 2/1/2030

Sheri L Heflin
Notary Public

SHERI L. HEFLIN
Notary Public-State of Florida
Commission # HH 762459
My Commission Expires
February 01, 2030

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Lois J. Mickler**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Partner of **SOUTH 13TH PARTNERSHIP JV,** the within named bargainor, a partnership, and that she, as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner..

Witness my hand and official seal at office this 10th day of September, 2026.

My commission expires: 2/1/2030

SHERI L. HEFLIN
Notary Public-State of Florida
Commission # HH 762459
My Commission Expires
February 01, 2030

Sheri L Heflin
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Virginia N. Pitts**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chief Manager of Coordination Plus, LLC, a Tennessee Limited Liability Company, and upon oath, acknowledged **Coordination Plus, LLC** to be a Partner of **SOUTH 13TH PARTNERSHIP JV,** the within named bargainor, a partnership, and she is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this _____ day of September, 2026.

My commission expires: **MARCH 5, 2030**

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of Coordination Plus, LLC, the within-named bargainor, a Tennessee Limited Liability Company, and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Coordination Plus, LLC, by herself as such Chief Manager.

Witness my hand and official seal at office this _____ day of September, 2026.

My Commission expires: MARCH 5, 2030

_____
Notary Public

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16th day of September, 2026.

X _____
LOIS J. MICKLER

COORDINATION PLUS, LLC
A Tennessee Limited Liability Company

_____
By: Virginia N. Pitts, Chief Manager

SOUTH 13TH PARTNERSHIP JV
A Tennessee Partnership

X _____
By: Lois J. Mickler – Partner

By: Coordination Plus, LLC – Partner

_____
By: Virginia N. Pitts, Chief Manager

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lois J. Mickler**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of September, 2026.

My commission expires: _____

_____
Notary Public

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Lois J. Mickler**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Partner of **SOUTH 13TH PARTNERSHIP JV,** the within named bargainor, a partnership, and that she, as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner..

Witness my hand and official seal at office this _____ day of September, 2026.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Virginia N. Pitts,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chief Manager of Coordination Plus, LLC, a Tennessee Limited Liability Company, and upon oath, acknowledged **Coordination Plus, LLC** to be a Partner of **SOUTH 13TH PARTNERSHIP JV,** the within named bargainor, a partnership, and she is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 16th day of September, 2026.

My commission expires: **MARCH 5, 2030**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of Coordination Plus, LLC, the within-named bargainor, a Tennessee Limited Liability Company, and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Coordination Plus, LLC, by herself as such Chief Manager.

Witness my hand and official seal at office this 16th day of September, 2026.

My Commission expires: MARCH 5, 2030

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

EXHIBIT "A"

Tract 1 – Map & Parcel #094-01-0-245.00 - known as 900 S. 13th St., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Mabelle Subdivision, of record in Book 547, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 24 fronts 49.5 feet on the westerly margin of South Thirteenth Street and extends back 140 feet on the northerly line and 138.5 feet on the southerly line, to a line in the rear measuring 49.7 feet thereon.

Being the same property conveyed to PATRICK L. MICKLER AND WIFE, LOIS J. MICKLER AND COORDINATION PLUS, LLC, TENANTS IN COMMON, by deed from FIRST CITIZENS NATIONAL BANK, of record in Instrument No. 20110520-0038772, dated May 11, 2011, said Register's Office. Patrick L. Mickler having since died on July 27, 2022, leaving Lois J. Mickler the surviving tenant by the entirety.

Tract 2 – Map & Parcel #119-13-0-183.00 - known as 501 Morton Ave., Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot(s) 75, as shown on the map entitled College Heights, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PATRICK L. MICKLER AND WIFE, LOIS J. MICKLER AND RYAN DEREK ARNETT, MARRIED, by deed from FIRST JORDAN, FLP, AS TRUSTEE OF THE 501 MORTON AVENUE TRUST, of record in Instrument No. 20130128-0008950, dated January 25, 2013, said Register's Office.

RYAN DEREK ARNETT, MARRIED further conveyed to COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20171107-0114555, dated November 6, 2017, said Register's Office.

PATRICK L. MICKLER AND WIFE, LOIS J. MICKLER AND COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY further conveyed to SOUTH 13TH PARTNERSHIP JV, by quitclaim deed of record in Instrument No. 20220524-0060212, dated April 29, 2022, said Register's Office.