Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County
Batch # 1480441 DEEDWARR
10/02/2026 03:30:47 PM 2 pgs
Fees: $13.00 Taxes: $3,478.00
20261002-0091200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $940,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2026.

Notary Public

My commission expires:

ERGEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

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:
Lelia Ritter	New owner	105-09-0-220.00
2012 12th Avenue South		
Nashville, TN 37204		

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, **3CON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LELIA RITTER,** an unmarried woman 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 Lot No. 6 in A. B. Hill's Subdivision of the Plant Lands, a plan of which is of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 52 feet on the Easterly side of 12th Avenue South, formerly Kayne Avenue, and extends back Eastwardly between parallel lines, with the South margin of Caldwell Avenue 150 feet to an alley in the rear.

Included in the above description, but excluded therefrom is the following portion of subject property conveyed to the Metropolitan Development and Housing Agency by Clerks Deed of record in Book 4798, Page 585 described as follows:

Beginning at a point, said point being located at the intersection of the Southern margin of Caldwell Avenue and Eastern margin of 12th Avenue South, in an Easterly direction a distance of 40 feet, more or less, to the point at which the Southern margin of Caldwell Avenue becomes tangent to the 25 foot radius; thence along the 25 foot radius in a Southwesterly direction a distance of 44.31 feet, more or less, to the point at which the 25 foot radius becomes tangent to a line parallel to 12th Avenue South; thence along a line parallel to 12th Avenue South, in a Southerly direction a distance of 26 feet, more or less, to the Southern property line of said parcel; thence along the Southern property line of said parcel in a Westerly direction a distance of 10 feet, more or less, to the Eastern margin of 12th Avenue South, thence along the Eastern margin of 12th Avenue South, in a Northerly direction a distance of 52 feet, more or less, to the point of beginning and containing 731.75 square feet, more or less.

Being the same property conveyed to Maldiz Holdings, LLC, a Washington limited liability company by Warranty Deed from Matthew Kyle Leeper and Margaret Leeper, husband and wife of record in Instrument No. 20210930-0131728 Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on September 30, 2021.

Being the same property conveyed to 3Con, LLC, a Tennessee Limited Liability Company by Warranty Deed from Maldiz Holdings, LLC, a Washington Limited Liability Company of record in Instrument No. 20240801-0058326 Register's Office for Davidson County, Tennessee, dated July 25, 2024 and recorded on August 01, 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 2012 12th Avenue South, Nashville, TN 37204, 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 1st day of October, 2026.

3Con, LLC, a Tennessee Limited Liability Company

By: _____
Patrick James Conroy, 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 Patrick James Conroy, 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 Manager of 3Con, 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 1st day of October, 2026.

_____
Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY