Karen Johnson Davidson County
Batch# 1482512 DEEDWARR
10/08/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20261008-0092629

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260654997**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2026. Notary Public My Commission Expires: 1/30/27

CHRISTEN J. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: MJTS, LLC 1005 Caruthers Avenue Nashville TN 37204	Send Tax Bills To: New Owner **10 Warwick Lane** **Nashville, TN 37205**	Tax Information: Tax Parcel ID No. 118 01 0 182.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Verte Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MJTS, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being part of an unnumbered tract shown on the Plan of MONTROSE PLACE of record in Plat Book 57, page 93, said Register's Office, described as follows:

BEGINNING at a point in the Southerly margin of Caruthers Avenue, the Northeast corner of Lot No. 12 of said Montrose Place; thence with the Easterly line of said Lot No. 12, Southerly 178.2 feet, more or less, to the Northerly margin of an alley; thence with the margin of the same, Easterly 70 feet to a point; thence Northerly 178.2 feet, more or less to the Southerly margin of Caruthers Avenue; thence with the margin of the same, Westerly 70 feet to the beginning.

Being the same property conveyed to Verte Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Andrew B. Green and spouse, Leigh Ann Green, of record in Instrument No. 20140710-0060960, in the Register's Office of Davidson County, Tennessee, dated July 08, 2014 and recorded on July 10, 2014.

Being the same property conveyed to Andrew B. Green and spouse, Leigh Ann Green, by Warranty Deed from Lees Properties, LLC, a corporation, of record in Book 10858, Page 49, in the Register's Office of Davidson County, Tennessee, dated March 27, 1998 and recorded on March 27, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTROSE PLACE, as recorded in Plat Book 57, Page(s) 93.

This is improved property located at 1005 Caruthers Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2026.

Verte Holdings, LLC

BY: _____

Andrew Green, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Andrew Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of Verte Holdings, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 6th day of October, 2026.

_____

Notary Public

My Commission Expires: _____



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **October 6, 2026**.

Date

Christen T Rabe

Affiant Signature

10/6/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **October**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027