Karen Johnson Davidson County
Batch# 1483109 DEEDWARR
10/12/2026 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20261012-0093479

WARRANTY DEED

Y-W-26-714-716

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Stephanie Wardell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wolfe Real Estate LLC	**Same as New Owner**	
(NAME) **605 Press Place**	(NAME)	**061-14-0-140.00** **061-14-0-139.00** **061-14-0-142.00** **061-14-0-141.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TURNKEY BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOLFE REAL ESTATE LLC, A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: Lot 141 Gillock St.
Map/Parcel: 061-14-0-140.00

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page(s) 640 and 641 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 141 fronts 65.24 feet on the southerly margin of Gillock Street and extends back 140.00 feet on the easterly margin and 140.83 feet on the westerly margin to a line in the rear measuring 35.50 feet.

Tract 2: Lot 142 Gillock St.
Map/Parcel: 061-14-0-139.00

A tract or parcel of land lying in Davidson County, Tennessee and being more particularly described as follows:

Being the northerly part of Lot No. 142 on the Plan of E. B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page 640 and 641, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the easterly margin of the L & N Railroad right of way said point being 140.83 feet in a southerly direction from the intersection of the easterly margin off the L & N Railroad and Gillock Street; thence in the southerly direction along the easterly margin of said L & N Railroad 101.00 feet to an iron pin; thence South 71 degrees 30 minutes East a distance of 249.00 feet to an iron pin; thence North 24 degrees 40 minutes East a distance of 100.00 feet to an iron pin; thence North 71 degrees 30 minutes West a distance of 286.75 feet to the point of beginning.

Tract 3: 714-B Gillock St.
Map/Parcel: 061-14-0-142.00

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page(s) 640 and 641 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 139 fronts 50.24 feet of the southerly margin of Gillock Street and runs back between parallel lines measuring 140.00 feet to a line in the rear measuring 50.25 feet.

Tract 4: 716 Gillock St.
Map/Parcel: 061-14-0-141.00

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page(s) 640 and 641 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 140 fronts 50.24 feet of the southerly margin of Gillock Street and extends back between parallel lines measuring 140.00 feet to a line in the rear measuring 50.25 feet.

Being the same property conveyed to Turnkey Builders, LLC by Warranty Deed from Larry E. Lawhorn of record in Instrument No. 20220808-0089865 Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on August 8, 2022.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 894, Pages 640 and 641, Register's Office for Davids
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4423, Page 535 and Book 4298, Page 411, Register's Office for Davidson County, Tennessee.
- Easement Deed in favor of U.S. Sprint Communications Company of record in Instrument Number 20140114-0003779, Register's Office for Davidson County, Tennessee.
- Easement Deed in favor of Qwest Communications International, Inc., et al of record in Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **Lot 141, Lot 142, & 714 B Gillock Street, Nashville, Tennessee 37216 and improved property known as 716 Gillock Street, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 9th DAY OF OCTOBER, 2026.

Turnkey Builders LLC

BY: _____
Percy Alan Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERCY ALAN BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TURNKEY BUILDERS LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of October, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 10/09/2026.

Date

Stephanie Woodall

Affiant Signature

10/09/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of October, 2026.

Notary's Signature

My Commission Expires: 7-2-29

Date

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Seal (if on paper)