THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149676** Karen Johnson Batch # 1248418 03/20/2025 09 58 49 AM Fees $13 00 Taxes $5,365 00 Davidson County DEEDWARRSP 2 pgs 20250320-0020286	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2025. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

SPECIAL WARRANTY DEED

Address New Owner: Davis Properties of Tennessee, LLC. PO Box 3461 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 12 0 036.00

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, **1107 Norfleet, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Davis Properties of Tennessee, 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:

Being Lot No. 26 on the Plat of LAKEVIEW MANOR, of record in Book 2133, Pages 39, 40, and 41, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr, Surveyor, dated March 28, 1964, as follows:

Said Lot 26 fronts 333.7 on the southwest margin of Norfleet Drive, and extends back 240.3 feet on the northwest line, and 332 feet on the south line to a line on the rear on which it measures 82.7 feet.

Being the same property conveyed to 1107 Norfleet, LLC, a Tennessee limited liability company, by Quit Claim Deed from Anthony Ribeiro and Morgan Ribeiro, of record in Instrument No. 20241119-0089592, in the Register's Office of Davidson County, Tennessee, dated November 05, 2024, and recorded on November 19, 2024.

Being the same property conveyed to Anthony Ribeiro and Morgan Ribeiro, husband and wife, by Warranty Deed from Tommy Jean Kirby Corlew, Trustee of Corlew Family Revocable Trust, of record in Instrument No. 20220812-0091692, in the Register's Office of Davidson County, Tennessee, dated August 10, 2022, and recorded on August 12, 2022.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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 LAKEVIEW MANOR, as recorded in Plat Book 2133, Page(s) 39 Book 2133, Page 40; Book 2133, Page 41.

This is improved property located at 1107 Norfleet Drive Nashville TN 37220

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 seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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 19th day of March, 2025.

1107 Norfleet, LLC.

By: _____
Anthony Ribeiro, Member

By: _____
Morgan Ribeiro, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Anthony Ribeiro and Morgan Ribeiro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of 1107 Norfleet, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of March, 2025.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026