Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-1731

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of April, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1259991 DEEDWARR
04/15/2025 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250415-0028406

Address of New Owner	Send Tax Bills To:	Map & Parcel
Xanthia Johnson Fralix and John Emory Schaub 609 Twin Oaks Ct Nashville, TN 37211	iServe Residential Lending, LLC 10920 Via Frontera Ste 520 San Diego, CA 92127	133-04-0A-019.00

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, I/WE,

TN Investment Group LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Xanthia Johnson Fralix, an unmarried woman, and John Emory Schaub, an unmarried man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 19, on the plan of Twin Oaks Subdivision, Section 2, Phase 2, of record in Instrument No. 20021206-0150674, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Floyd E. Mayes, by Warranty Deed from Gianikias Contractors, Inc., a corporation of record in Instrument No. 20060905-0109302, Register's Office of Davidson County, Tennessee, dated August 31, 2006 and recorded September 05, 2006.

Said Floyd E. Mayes having deceased on or about February 17, 2024. Last Will and Testament is Probated as Cause No. 24P514, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Dylan Shadrick, unmarried by Warranty Deed from Patricia Kussman, Executor of the Estate of Floyd E. Mayes of record in Instrument No. 20250224-0013371 Register's Office for Davidson County, Tennessee, dated February 13, 2025 and recorded on February 24, 2025.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dylan Shadrick, unmarried of record in Instrument No. 20250306-0016893 Register's Office for Davidson County, Tennessee, dated March 04, 2025 and recorded on March 06, 2025.

Being the same property conveyed to TN Investment Group LLC, a Tennessee limited liability company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250311-0018499 Register's Office for Davidson County, Tennessee, dated March 04, 2025 and recorded on March 11, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 609 Twin Oaks Ct, Nashville, TN 37211

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 so 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.

Dated this the 10th day of April, 2025.

TN Investment Group, LLC, a Tennessee Limited Liability Company

By: _____ MEMBER
Robert B. Fletcher, Member

STATE OF TENNESSEE
COUNTY OF Wilson

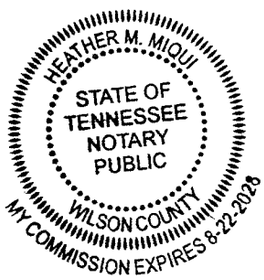
Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Robert B. Fletcher, Member of TN Investment Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of TN Investment Group, LLC, the within named bargainor, a Limited Liability Company, and that such Robert B. Fletcher, Member of TN Investment Group, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Brentwood, TN, this 10th day of April, 2025.

Heather M. McQui
Notary Signature

Printed Name: Heather M. McQui

My commission expires: August 22, 2028



Certificate of Authenticity

I, Joshua A. Terry, 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 4/10/25.

Affiant Signature – Joshua A. Terry

4/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/14/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27