THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8465-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,900,241.24.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch # 1271036 DEEDWARR
05/09/2025 09:30:27 AM 2 pgs
Fees: $13.00 Taxes: $7,030.89

20250509-0036425

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grisham Home Builders, LLC	owner	
2816 Valley Brook Place		131-05-0-014.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Short Family Farm, LLC, a Tennessee LimitedLiability Company**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grisham Home Builders, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 27 on the Plan of Russwood Heights of record in Plat Book 2133, Page(s) 12 and 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 front 159.2 feet on the westerly side of Trimble Road, and runs back 321.3 feet on the northerly line and 274.6 feet on the southerly line to a dead line in the rear on which it measures 149.8 feet.

Being the same property conveyed to Short Family Farm,LLC, a Tennessee limited liability company by Warranty Deed from 3525 Trimble, LLC, a Tennessee limited liability company of record in Instrument No. 20231024-0083118, Register's Office for Davidson County, Tennessee, dated October 23, 2023 and recorded on October 24, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved property known as **3525 Trimble Road, Nashville, TN 37215**

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, its successors and assigns forever; and we do 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 GRANTEE, its successors 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 hand this the 8th day of May, 2025.

Short Family Farm, LLC

BY: _____

Dean G. Short, II, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Dean G. Short, II,** 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 Authorized Member of **Short FamilyFarm, LLC,** the within named bargainor, a limited liability company, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Sole Member.

Witness my hand and official seal this the 8th day of May, 2025.

_____ mycommision expires: 11-8-27

Notary Public

DANIEL JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE