WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280680 DEEDWARR
06/03/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $16,835.00
20250603-0043328

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF June 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luvell L. Glanton, Jr. and Beneranda S. Ford-Glanton	Luvell L. Glanton, Jr. and Beneranda S. Ford-Glanton	
(NAME)	(NAME)	
310 Jocelyn Hollow Circle	310 Jocelyn Hollow Circle	115-14-0-072.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **310 Jocelyn Hollow Circle, a Tennessee Partnership**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Luvell L. Glanton Jr. and Beneranda S. Ford-Glanton, husband and wife,** 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. 197 on the Plan of West Meade Farms, Inc, Section J, of record in Plat Book 1835, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 310 Jocelyn Hollow Circle, GP, a Tennessee General Partnership by Warranty Deed from Music City Financial, LLC, a Texas limited liability company of record in Instrument No. 20230503-0032863, Register's Office for Davidson County, Tennessee, dated May 2, 2023 and recorded on May 3, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 310 Jocelyn Hollow Circle Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my hand this 2nd day of June, 2025.

310 Jocelyn Hollow Circle, GP, by Marengo St. Investments, LLC, Partner

By: Derrick D. Salter, Sole Member

310 Jocelyn Hollow Circle, GP, by DC Capital LLC, Partner

By: Derrick D. Salter, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Derrick D. Salter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Marengo St. Investments, LLC, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Marengo St. Investments, LLC, in his capacity as Sole Member.

WITNESS my hand and official seal at office this 2nd day of June, 2025.

Notary Public

My Commission Expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Derrick D. Salter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of DC Capital LLC, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of DC Capital LLC, in his capacity as Member.

WITNESS my hand and official seal at office this 2nd day of June, 2025.

Notary Public

My Commission Expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Krystal Schuster, 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 6/2/25.

Date

Affiant Signature

6/2/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of June, 2025.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)