WARRANTY DEED

Karen Johnson Davidson County
Batch# 1299873 DEEDWARR
07/21/2025 07:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,397.60
20250721-0056951

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $648,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Savannah Faron Wexler	Cadence Bank	105 11 3P 003.00
(NAME) 1815C Martin St.	(NAME) 2778 W Jackson St Bldg C 2nd Fl	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thymus LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Savannah Faron Wexler, a married woman, as her sole and separate property**, 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:

A certain parcel of land located in Davidson County, Tennessee, being known and designated as Unit 3 a/k/a Unit C, Homes at 1815 Martin Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1815 Martin Street, and shown on Exhibit B of said Declaration of record in Instrument No. 20221021-0114661, and also shown on Exhibit D of the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Homes at 1815 Martin Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20250428-0032351, Register's Office for Davidson County, Tennessee, together with due percentage interest in the common elements as set forth therein, to which reference is here made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Unit of Homes at 1815 Martin Street a Horizontal Property Regime with Private Elements including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being part of the same property conveyed to Thymus, LLC, a Tennessee limited liability company from Steven R. Griffith, a married man by Quitclaim Deed dated April 10, 2025 and recorded on April 15, 2025, in Instrument No. 20250415-0028687, Register's Office for Davidson County, Tennessee.

The above-described property is part of the same property contained in the prior deed and the legal description has been on the above-referenced plat.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1815C Martin St., Nashville, TN 37203

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 our hands this 11 day of July, 2025.

Thymus, LLC
a Tennessee Limited Liability Company

BY: _____
Steven R. Griffith, Manager

STATE OF FLORIDA

COUNTY OF WALTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven R. Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager, and is authorized to execute the instrument on behalf of Thymus, LLC, the within named bargainor, and that he/she as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Manager.

Witness my hand and official seal, this the 11 day of July, 2025.

_____
Notary Public
My Commission Expires: 12/20/2026
(SEAL)

JENNY BRENNAN
Notary Public
State of Florida
Comm# HH343147
Expires 12/20/2026

Certificate of Authenticity

I, Mandy Maynor, 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

July 11, 2025.

Date

Mandy Maynor

Affiant Signature

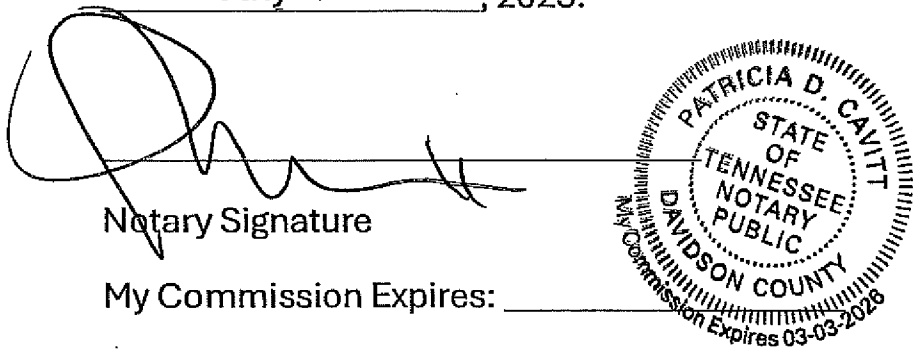
July 18, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of July, 2025.



Notary Signature

My Commission Expires: