WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1306250 DEEDWARR
08/06/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20250806-0062253

File #25-DW-2741-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trennie L. Williams, Jr. and Alyssa M. Williams	**Fairway Independent Mortgage Corporation**	
(NAME)	(NAME)	
2741 Bobby Avenue	**4201 Marsh Lane**	**073 01 0 086.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Carrollton, TX 75007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HOUSE NERDS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TRENNIE L. WILLIAMS, JR. AND ALYSSA M. WILLIAMS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36, on the Map of HAPPY VALLEY, SECTION B, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated September 2, 1945, and further described according to surveys of John S. Kohl, III, dated February 13, 1973 and January 29, 1975, as follows:

Beginning on the Northerly margin of Bobby Avenue at a point 1250 feet East of the Easterly margin of Cooper Lane; thence with said Avenue Easterly 75 feet to the corner of Lots 36 and 37; thence with the line between said two lots Northwardly 140 feet to the common corner of Lots 36 and 37; thence Westwardly 75 feet to a point; thence with line between Lots 35 and 36 Southwardly 140 feet to the beginning.

Being the same property conveyed to House Nerds TN, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20241217-0098004, in the Register's Office of Davidson County, Tennessee, dated December 16, 2024, and recorded on December 17, 2024.

Being the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Joshua S. Prichard and Angela N. Prichard, Husband and Wife, of record in Instrument No. 20241217-0097929, in the Register's Office of Davidson County, Tennessee, dated December 16, 2024, and recorded on December 17, 2024.

Being the same property conveyed to Joshua S. Prichard and Angela N. Prichard, husband and wife, tenancy by the entireties, by Quitclaim Deed (To Create a Tenancy by the Entireties) from Joshua S. Prichard, of record in Instrument No. 20101217-0100290, in the Register's Office of Davidson County, Tennessee, dated December 10, 2010, and recorded on December 17, 2010.

Being the same property conveyed to Joshua S. Prichard, unmarried, by Warranty Deed from Matthew A. Manning, of record in Instrument No. 20020328-0038217, as re-recorded in Instrument No. 20020409-0043640, in the Register's Office of Davidson County, Tennessee, dated March 25, 2002, and recorded on March 28, 2002.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.

* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2741 Bobby Avenue, Nashville, TN 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 1 day of August, 2025.

House Nerds TN, LLC, a Tennessee Limited Liability Company

By:_____
Ericka Krogseth, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

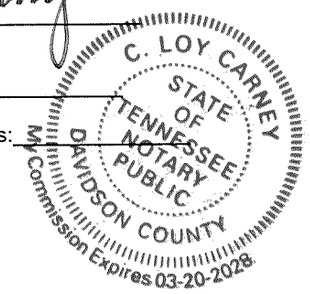
Before me, C. Loy Carney of the state and county mentioned, personally appeared Ericka Krogseth, Sole Member of House Nerds TN, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of House Nerds TN, LLC, the within named bargainor, a Limited Liability Company, and that such Ericka Krogseth, Sole Member of House Nerds TN, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Davidson County, TN, this 1 day of August, 2025.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



True Copy Certification

I, **Denise Woods,** 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 this the 1 day of August, 2025.

Denise Woods
Affiant Signature
Date 8-1-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of August, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028