Name and Address of New Owner:
411 Coventry, LLC
411 Coventry Drive
Nashville, Tennessee 37211

Send Tax Bills To:
411 Coventry, LLC
411 Coventry Drive
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 1310013 DEEDWARR
08/14/2025 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250814-0064654

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 147 02 0 148.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nancye Denise Sovine**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **411 Coventry, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 28 on the Plan of ELYSIAN PARK, of record in Plat Book 2331, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

According to the plan of record in Book 2331, Page 32, said Lot Number 28 fronts 138 feet on the South side of Coventry Drive and runs back between lines; 289.4 feet on the West line and 288 feet on the East line, to a dead line on which it measures 138 feet.

Being the same property conveyed to Nancye Denise Sovine, a single woman, by Warranty Deed from Michael T. Corwin and wife, Kimberly B. Corwin, of record in Instrument No. 20160822-0087289, in the Register's Office of Davidson County, Tennessee, dated August 12, 2016, and recorded on August 22, 2016.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of August, 2025.

(SEAL)
Nancye Denise Sovine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2025, before me personally appeared Nancye Denise Sovine, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of August, 2025.

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

Notary Signature
My commission expires: 9/21/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of August, 2025.

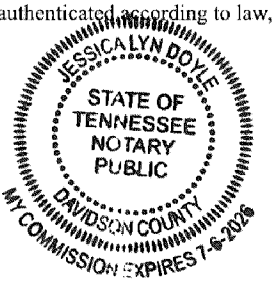
Notary Signature
My commission expires: 9/21/27



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 13, 2025.

August 13, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 13 day of August, 2025.

Notary Public:

My Commission Expires: 7.6.26