# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1314890 DEEDWARR
08/26/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20250826-0068334

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**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 NUMBERS |
|---|---|---|
| Arnold Homes LLC<br>1612 Westgate Cir | New Owner | |
| ste 222 (NAME) | (NAME) | 117-03-0-014.00 |
| (ADDRESS)<br>Brentwood TN 37027 | (ADDRESS) | |
| (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, **Faith Equities Group LLC** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arnold Homes LLC**
a limited liability company, HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 the Northerly 57 1/2 feet of the Southerly 115 feet of Lot No. 9, on the Plan of Belair, of record in Book 332, Page 6, Register's Office of Davidson County, Tennessee.**

**Said part of Lot No. 9, fronts 57 1/2 feet on the Easterly side of 27th Avenue South, or Myrtle Avenue and runs back between parallel lines 225 feet to a dead line.**

**Being the same property conveyed to Eric W. Hahn, unmarried by Warranty Deed from Walton Caldwell Akers and husband, William M. Akers, dated January 04, 1989 and recorded January 09, 1989 in Book 7747, Page 404, Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to Eric W. Hahn and Sherri W. Hahn, Trustees, Hahn Family Revocable Living Trust Agreement dated June 12, 2019 by Quitclaim Deed from Eric W. Hahn, dated June 12, 2019 and recorded June 25, 2019 in Instrument No. 20190625-0061138, Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to Herwigs Holdings, LLC, a Limited Liability Company by Warranty Deed from Sherri W. Hahn, Successor Trustee of Hahn Family Revocable Living Trust Agreement dated June 12, 2019 of record in Instrument No. 20241014-0079277 Register's Office for Davidson County, Tennessee, dated October 10, 2024 and recorded on October 14, 2024.**

**Being the same property conveyed to Faith Equities Group, LLC by Warranty Deed from Herwigs Holdings, LLC of record in Instrument No. 20241023-0082295 Register's Office for Davidson County, Tennessee, dated October 21, 2024 and recorded on October 23, 2024.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at _____, 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 2806 27th Ave S Nashville, TN 37212
(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 15th day of August, 2025.

Steven Richardson, Manager

**Steven Richardson, Manager**

Faith Stewart, Manager

**Faith Stewart, Manager**

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, a Notary Public of said County and State, personally appeared (via audio/video communication) Steven Richardson and Faith Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Managers of Faith Equities Group LLC the within named bargainer, and that they as such Managers, executed the foregoing instrument for the purposes therein contained, by signing the name of Faith Equities Group LLC by themselves as Managers.

Witness my hand and seal, at office, this 15th day of **August, 2025.**

Matt Deckard

NOTARY PUBLIC

My Commission Expires: 05/16/2027

Notarized online using audio-video communication




Online Notary Public
My Commission Expires
May 16, 2027

**Certificate of Authenticity**

I, Holly A Mason, 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 8/15/25.

Affiant Signature

8/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of August, 2025

Notary's Signature

(Notary Seal) MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 3.6.29