THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250851899

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Montgomery)
The actual consideration or value, whichever is greater, for this transfer is: $680,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2025.

Notary Public
My Commission Expires: 7/25/26

Karen Johnson Davidson County
Batch# 1317648 DEEDWARR
09/02/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20250902-0070103

CHEATHAM COUNTY TENNESSEE NOTARY PUBLIC STATE OF DANA L. AUSTIN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maams LLC	Maams LLC	Tax Parcel ID No.
3403 Springbrook Dr.	839 Windstone Blvd	
Nashville TN 37204	Brentwood, TN 37027	118-10-0-062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie Jensen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maams, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Pleasant Valley of record in Plat Book 1424, Page 63, 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 Jamie Jensen, a single woman by Warranty Deed from Chris Rogers and Tracy Rogers, husband and wife of record in Instrument No. 20150401-0027924 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 01, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1632, Page 427, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3403 Springbrook Dr. Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2025.

Jamie Jensen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie Jensen, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2025.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 26, 2028

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 September 2, 2025.

Date: September 2, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this September 2, 2025.

Notary Public
My Commission Expires: 7/25/26

