Karen Johnson Davidson County
Batch# 1328344 DEEDWARR
09/30/2025 10:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,132.20
20250930-0077657

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510817

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$306,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of September, 2025.

Notary Public
My Commission Expires: 3/9/27

P. BOSHEARS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2025, among:

JOHN KEVIN CARSWELL, TRUSTEE, THE MIMOSA TRUST DATED MARCH 30, 2022

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Carswell and wife, Phyllis D. Carswell by deed from Fred C. Lowe and wife, Corinne C. Lowe, dated December 21, 1964, of record in Book 3848, page 392, Register's Office for Davidson County, Tennessee. The property was further conveyed to Phyllis D. Carswell by deed from John R. Carswell, dated September 3, 1998, of record in Book 11098, page 861, said Register's Office. And, further conveyed to John Kevin Carswell, Trustee, The Mimosa Trust dated March 30, 2022 by deed from Phyllis D. Carswell, dated March 30, 2022, of record in Instrument No. 20220413-0042998, said Register's Office.

Being also known as 3340 Mimosa Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

The Mimosa Trust dated March 30, 2022

BY: _____ Trustee

John Kevin Carswell, Trustee

State of Arizona
County of Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John Kevin Carswell, Trustee, The Mimosa Trust the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of September, 2025.

_____
Notary Public
My Commission Expires: 03-28-2029

C CHYLENE WILSON
Notary Public - Arizona
Maricopa County
Commission # 679922
My Comm. Expires Mar 28, 2029

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 3340 Mimosa Drive
City, State, Zip: Nashville, TN 37211

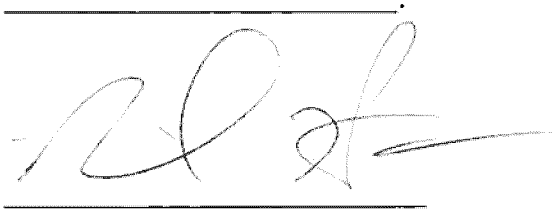
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 3340 Mimosa Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 133-07-119.00

Certificate of Authenticity

I, Nick Harris, 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 29, 2025**.



Affiant Signature

9/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29th** day of **September**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

