This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510828 **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 **$250,000.00;** which is equal to or greater than the amount which 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

L. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

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

NASHVILLE METRO HOLDINGS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

a Tennessee limited liability company, its successors and/or assigns (the "**Grantor**")

AND

DAVID MATTHEW FERREE, UNMARRIED
AND JONATHAN TREY PALMER, UNMARRIED

including all heirs, 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".

Karen Johnson Davidson County
Batch# 1328541 DEEDWARR
10/01/2025 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20251001-0077919

Land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Lands of N. O. Love, deceased, as of record in Minute Book 7, page 176, County Court for said County, described according to a survey made by H. Gee, Surveyor, May 17, 1958, as follows:

Beginning on the northerly margin of Coreland Drive at a point 361 feet east of the southeast corner of the property conveyed to Melvin Lester Arnold and wife, by deed from W. A. Core, et ux, of record in Book 2859, page 447, Register's Office for said County; thence with the northerly margin of said Drive, South 74 deg. 32' East 90.52 feet to the beginning of a curve; thence around said curve with a radius of 30 feet, northeastwardly 46.8 feet to the westerly margin of Argle Avenue; thence with said Avenue, northwardly 136.33 feet to the southerly line of the Plan of Morningside Heights, Section 1, as of record in Book 1130, page 76, said Register's Office; thence with said line, North 74 deg. 32' West 122 feet to a point 361 feet east of the northeast corner of said Arnold property; thence southwardly 160 feet, more or less, to the beginning.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Brenda McClure West, Lewis Edward McClure, Jr. and Lisa Gail Poteete sole heirs at law of Thelma J. McClure dated September 29, 2025 and filed of record in Instrument No.20250930-0077749 Register's Office for Davidson County, Tennessee, on September 30, 2025.

Being also known as 1323 Coreland Drive, Madison, TN 37115.

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Nashville Metro Holdings, LLC

By: Destiny Inglis

Destiny Inglis, authorized signor of Canvas Holding Co, LLC, the sole member of Nashville Metro Holdings, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Destiny Inglis*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the ***Authorized Signor*** of ***Canvas Holdings Co, LLC*** which is the sole member of ***Nashville Metro Holdings, LLC*** the within named bargainor, and that she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by herself as its ***Authorized Signor***.

Witness my hand and official seal this 30 day of September, 2025.

Notary Public
My Commission Expires: 3/4/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

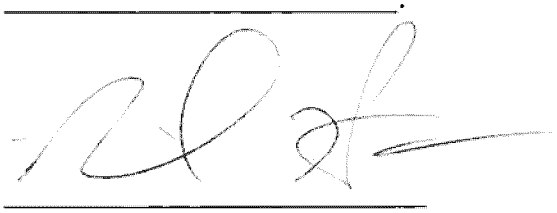
Owner Name & Property Address:
David Matthew Ferree
Name: & Jonathon Trey Palmer
Address: 1323 Coreland Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:
Name: New Owner
Address: 4146 Outer Drive
City, State, Zip: Nashville TN 37204

Tax ID: 051-12-044.00

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 30, 2025**.



Affiant Signature

9/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **September**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

