Warranty Deed

Karen Johnson Davidson County Batch# 1330892 DEEDWARR 10/06/2025 02:30:30 PM 3 pgs Fees: $18.00 Taxes: $1,757.50 20251006-0079648	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2025. Notary Public My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Abigail V. Forsgren	New owner	091-08-0-266.00
921 42nd Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CEDAR + STONE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABIGAIL V. FORSGREN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 17 on the Plan of the Subdivision of Lots 3, 4, 5 and 6, Clifton County Lands, of record in Plat Book 161, Page 80, RODCT. Said Lot fronts 50 feet on the West side of First Street and extends back westwardly between parallel lines one hundred fifty (150) feet, more or less, to an alley 15 feet wide.

Being the same property conveyed to Curtis Groves and Faith Groves by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, of record in Instrument No. 20121130-0110230, Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 30, 2012.

Being a portion of the same property conveyed to Curtis M. Groves by Quitclaim Deed from Faith J. Groves of record in Instrument No. 20181109-0110892 Register's Office for Davidson County, Tennessee, dated November 07, 2018 and recorded on November 09, 2018.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Curtis M. Groves, a married man dated March 06, 2025, and recorded on March 10, 2025, in Instrument No. 20250310-0017783, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cedar + Stone Homes, LLC, a Tennessee Limited Liability Company, by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, dated March 07, 2025 and filed for record on March 10, 2025 as Instrument 20250310-0017958, Register of Deeds Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 921 42nd Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of October, 2025.

Cedar + Stone Homes, LLC, a Tennessee Limited Liability Company

By: _____
Taylor Perry, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Cedar + Stone Homes, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of October, 2025.

_____
Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Certificate of Authenticity

I, **Ryan Lux**, 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 **10/3/25**.

Date

Affiant Signature

10/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **October**, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

