WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Cynthia J Attias
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2025.

Cindy Person
Notary Public

MY COMMISSION EXPIRES: 4.19.2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Landings, LLC	New Owner	135-00-0-289.00
(NAME)	(NAME)	
150 Una Recreation Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Darian K Carroll and Paula Seagraves, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nashville Landings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land in the 13th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the eastern right-of-way Una Recreation Road, being the northwest corner of a tract owned by Eugena G. Frontauria ETUX as of record in deed book 9583 page 312 RODC, TN., S 82 deg 09 min 58 sec E, 247.12' to an iron pipe in a fence being the westerly line of Una Park as of record in instrument # 20060711-0083184. THENCE: with fence, N 02 deg 21 min 31 sec E, 643.97' to an iron pipe a corner to Gilberto Rodriquez as of record in instrument # 200306200085492. THENCE: with Rodriquez, and a fence, S 65 deg 36 min 39 sec W, 244.04' to a fence post. THENCE: S 06 deg 45 min 42 sec W, 185.51' to an iron pin at the terminus of Una Recreation Road. THENCE: with said eastern right-of-way Una Recreation Road, S 06 deg 45 min 42 sec W, 327.53' to the point of beginning containing 3.04 acres more or less as per a survey by CK Surveyors dated 4/4/2017.

Being the same property conveyed to Darian K. Carroll and Paula Seagraves by Warranty Deed from Hampton & Phelps LLC, dated 08/04/2017, of record in Instrument 201708110082334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 150 Una Recreation Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1334740 DEEDWARR
10/16/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20251016-0082310

File No.: 2726610
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of October, 2025.

Darian K Carroll

Paula Seagraves

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darian K Carroll and Paula Seagraves, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of October, 2025.

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:

My Commission Expires: 2.24.2026

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

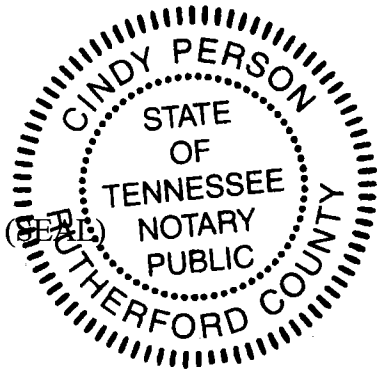
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-15-2025.

A R Steelman
Affiant Signature

10-16-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16 day of October, 2025.



(SEAL)

Cindy Person
Notary Public

My Commission Expires: Feb 19 2027

900