Karen Johnson
Batch # 1340186
10/30/2025 09 56 37 AM
Fees $13 00 Taxes $1,665 00
Davidson County
DEEDWARR
2 pgs
20251030-0086369

# WARRANTY DEED

File No 2025-0568

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me on OCTOBER 24, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES

My Commission Expires:
May 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP - PARCEL NO |
|---|---|---|
| Danc Properties, LLC, a Tennessee limited liability company<br>1000 Stewart Valley Drive<br>Smyrna, TN 37167 | Danc Properties, LLC, a Tennessee limited liability company<br>1000 Stewart Valley Drive<br>Smyrna, TN 37167 | 072-07-0-127.00 |

**FOR AND IN CONSIDERATION** of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ARK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DANC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 4, as shown on the map entitled the Plan of 2306 Riverside Drive, of record in Instrument No. 20231011-0079727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to MELLON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 2310 RIVERSIDE, GP, A TENNESSEE PARTNERSHIP, of record in Instrument No. 20240813-0061106, dated August 7, 2024, said Register's Office

Further, being the same property conveyed to ARK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MELLON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (A/K/A MELLON PROPERTIES LLC), dated October 14, 2025 of record as Instrument No 20251015-0082027, said Register's Office

The conveyance of the above-described parcel of land is subject to the following

1. The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any
2. Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Unimproved property known as 2310 Riverside Drive, Nashville, TN 37216

**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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and 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

**WITNESS** our hands on October 28, 2025

**Grantor:**

**Ark Homes, LLC, a Tennessee limited liability company**

**BY:** _____
**Jeremy Price**
**Authorized Representative**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jeremy Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Representative of ARK Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeremy Price as Authorized Representative

Witness my hand, at office, this 28th day of October, 2025

_____
Notary Public

My Commission Expires:
My Commission expires May 20, 2028

