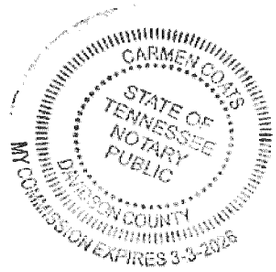
Karen Johnson Davidson County
Batch# 1342279 DEEDWARR
11/05/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $4,144.00
20251105-0088269

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,120,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2025.

Notary Public

My commission expires: 3/3/26

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:
1006 SALYER LLC	NEW OWNER	115-13-0A-001.00CO, 115-13-0A-002.00CO, 115-00-0-009.00
1702 Bernard Avenue		
Nashville, TN 37212		

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, **LINEAGE BANK, A TENNESSEE BANKING CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1006 SALYER LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 2 on the Plan of Paul Davis Property, of record in Plat Book 4955, page 11, Register's office for Davidson County, Tennessee, and revised in Book 5210, page 105, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew Marshall, LLC, a Tennessee limited liability company by Warranty Deed from Maria Cavallo, unmarried of record in Instrument No. 20220110-0002444 Register's Office for Davidson County, Tennessee, dated December 28, 2001 and recorded on January 10, 2022.

Being the same property conveyed to Lineage Bank, a Tennessee banking corporation by Successor's Trustee Deed from Joseph J. Jensen, Successor Trustee of record in Instrument No. 20250127-0005815 Register's Office for Davidson County, Tennessee, dated January 24, 2025 and recorded on January 27, 2025.

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

The address of the herein described property is believed to be 1006 C Salyer Drive, Nashville, TN 37205, 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 31st day of October, 2025.

Lineage Bank, a Tennessee Banking Corporation

By: _____
Carl Haynes, CEO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carl Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CEO of Lineage Bank, a Tennessee Corporation, and that he/she, 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 31st day of October, 2025.

_____
Notary Public

My Commission Expires: 1·22·29

GREER RANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Tennessee Certification of Electronic Document

I, Stefan T. Morris, 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 October 31. 2025.

Affiant Signature

5th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

