STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1349021 DEEDWARR
11/20/2025 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20251120-0092977

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/10/28
File No. G25-24322

LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nashville Rental Houses LLC (NAME)	New Owner (NAME)	081-12-0-141.00
4303B Dale Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Darlene F. Farmer, an unmarried woman, and Calvin D. Farmer, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Rental Houses LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, 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 the westerly 37.5 feet of the easterly 75 feet of Lot 267 and the westerly 37.5 feet of the easterly 75 feet of the southerly 40 feet of Lot 268 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the (Town of McGavock) as of record in Book 21, page 23, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Said parts of Lots 267 and 268 front 37.5 feet on the northerly side of Scott Street, also known as Garfield Avenue, and runs back between parallel lines, parallel with and 37.5 feet west of the westerly margin of 10th Avenue North, formerly Polk Street, 90 feet to an alley.

Being the same property conveyed to Darlene F. Farmer and Calvin D. Farmer, both unmarried, as joint tenants with rights of survivorship by Deed dated April 13, 2004 from Donald C. Battle, unmarried and Patricia Ann Battle, unmarried, recorded April 22, 2004, in Instrument Number 20040422-0045926, in the Register's Office of Davidson County, Tennessee. Calvin D. Farmer is now married, this is not the maritial residence of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1004 Garfield St., Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 19th day of November, 2025.

x Darlene F. Farmer
Darlene F. Farmer

x Calvin D. Farmer
Calvin D. Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2025, before me personally appeared Darlene F. Farmer and Calvin D. Farmer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of November, 2025.

Notary Signature
My commission expires: 1/25/26

MICHAEL T. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **11/19/25** (date of document).

Affiant Signature

11/19/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **19th** day of **November**, 20**25**.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29