RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1358047 DEEDWARR
12/15/2025 10:12:49 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20251215-0099426

JM-PR-25-1130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires May 28, 2029

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David May	**Provident Funding Associates L.P.**	
(NAME)	(NAME)	
1130 Richmond Dr	**1235 North Dutton Ave, Ste E**	**061-08-0-072.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Santa Rosa, CA 95401**	
(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 consideration, the receipt of which is hereby acknowledged, **EVAN ROANE AND ERYN MCHUGH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID MAY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described real estate in Davidson County, Tennessee:

Being Lot No. 16 on the Plan of King's Subdivision, Section No. 1, as of record in Book 1130, page 94, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Richmond Drive at the corner of Lots No. 16 and 17; thence with the line between said two lots Southwardly 249 degrees feet to the Northerly line of the Isaac Litton High School property; thence with said line Eastwardly 108.7 feet to the Southwest corner of Hedgewood Drive; thence with the Westerly margin of said Drive Northwardly 226.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Northwestwardly 37.3 feet to the Southerly margin of Richmond Drive; thence with said Drive, Westwardly 66.8 feet to the beginning.

Being the same property conveyed to Evan Roane, unmarried and Eryn McHugh, unmarried by Warranty Deed from Vertical Infill, Inc., a California Corporation of record in Instrument No. 20211216-0166559 Register's Office for Davidson County, Tennessee, dated December 13, 2021 and recorded on December 16, 2021.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1373, Page 305, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1130 Richmond Dr, Nashville, Tennessee 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(S), their heirs and 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), their 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 my/our hand(s) this the 12th DAY OF DECEMBER, 2025.

Evan Roane

Eryn McHugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVAN ROANE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

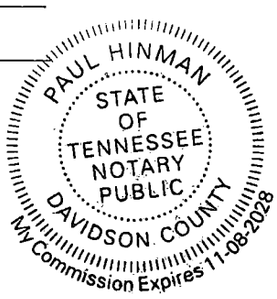


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERYN MCHUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212