Karen Johnson Davidson County
Batch# 1359279 DEEDWARR
12/17/2025 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $508.75
20251217-0100530

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $137,500.00-.

Affiant

Subscribed and sworn to before me this the 11th day of December, 2025

Notary Public
My Commission Expires: 10/4/2027

Ryan Boane
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Dream Builds E & M L.L.C. 2608 Eden Street, Nashville, TN 37208	NEW OWNER	092-02-0-266

KNOW ALL MEN BY THESE PRESENTS that **Anthony Carlos James Rowland, an unmarried man** , for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Dream Builds E & M L.L.C., a Delaware Limited Liability Company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 219, Block 11 on the Plan of the Re-subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony Carlos James Rowland by Executrix's Quitclaim Deed from Terri Rowland-Fields, Executor of the Estate of Charles J. Rowland, Deceased dated October 30, 2024 and recorded on October 31, 2024 of recorded in Instrument No. 20241031-0084520, in the Register's Office of Davidson County, Tennessee.

Last Will & Testament of Charles J. Rowland recorded on 20251010-0081215 in 10/10/2025. Charles J. Rowland died on 3/21/2023.

Being the same property conveyed to Charles Rowland, unmarried by Deed from Abdur-Rahim Zairmah and wife, Mary L. Cockrill dated May 27, 1993 and recorded on May 28, 1993 of recorded in Book 8964, Page 244, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 2608 Eden Street, Nashville, TN 37208

This conveyance is further 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 records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2025

Anthony Carlos James Rowland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of December, 2025, before me personally appeared Anthony Carlos James Rowland, 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 11th day of December, 2025.

Notary Signature

My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Ryan Beard, 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 12/11/2027 (date of document).

Affiant Signature

12/11/2027
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of December, 2025.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY