Karen Johnson Davidson County
Batch# 1362637 DEEDWARR
12/30/2025 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $2,136.75
20251230-0103229

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-25-5335

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of December, 2025

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Brian Dwyer and Shon Ann Dwyer 936 Cahal Ave Nashville, TN 37206	UBS Bank USA. 299 South Main Street Salt Lake City, UT 84111	072-13-2E-001.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

936 Cahal Ave, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Brian Dwyer and Shon Ann Dwyer

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 Unit No. 936 of The Townhomes at Cahal and Emmett, a Horizontal Property Regime with Private Elements located in Nashville,Davidson County, Tennessee and described in a Declaration of Establishing a Horizontal Property Regime for The Townhomes at Cahal and Emmett, of record as Instrument No. 20200130-0010866, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Townhomes at Cahal and Emmett, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20200130-0010866, and By-Laws appended thereto as Exhibit "C", said Register's office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to 936 Cahal Ave, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250127-0006088 Register's Office for Davidson County, Tennessee, dated January 24, 2025 and recorded on January 27, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 936 Cahal Ave, Nashville, TN 37206

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 so 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. 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.

Dated this the 19 day of December, 2025.

936 Cahal Ave, LLC, a Tennessee Limited Liability Company

By: Clint Clayton
Clint C. Clayton, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, Rachel S. Roddick of the state and county mentioned, personally appeared Clint C. Clayton, Member of 936 Cahal Ave, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of 936 Cahal Ave, LLC, the within named bargainor, a Limited Liability Company, and that such Clint C. Clayton, Member of 936 Cahal Ave, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Mt. Juliet, this 19 day of December, 2025.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Dated this the 19 day of December, 2025.

936 Cahal Ave, LLC, a Tennessee Limited Liability Company

By: _____
John Bobbitt, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Robert Murphy of the state and county mentioned, personally appeared John Bobbitt, Member of 936 Cahal Ave, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of 936 Cahal Ave, LLC, the within named bargainor, a Limited Liability Company, and that such John Bobbitt, Member of 936 Cahal Ave, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Hendersonville this 19 day of December, 2025.

_____
Notary Signature
My commission expires: January 30, 2029

ROBERT MURPHY III
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/19/25.

Affiant Signature – Joshua A. Terry

12/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/22/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27