Karen Johnson Davidson County
Batch# 1368047 DEEDWARR
01/09/2026 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $2,441.99
20260109-0002382

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25108-AP

After Recording Return To:

POPLAR
TITLE & ESCROW
6242 POPLAR AVE. STE. 100
MEMPHIS, TN 38119

J. ERIC ALSOBROOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-1-2029

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $659,996.00.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2026.

Notary Public
My Commission Expires: 8.1.2029

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Stephen Eubanks and Kaitlin Loehr<br>1705 River Drive, #E<br>Nashville, TN 37218 | Stephen Eubanks and Kaitlin Loehr<br>1705 River Drive, #E<br>Nashville, TN 37218 | 080-04-0F-001.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Helix Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen Eubanks and Kaitlin Loehr, husband and wife**, 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 Unit E on the Plan of 1705 River Drive, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20240730-0057476, as amended in Instrument No. 20250319-0019765, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Helix Development LLC, a Tennessee Limited Liability Company, by deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20241025-0083156, Register's Office for Davidson County, Tennessee, dated October 25, 2024 and recorded on October 25, 2024.

This is improved property located at: **1705 River Drive, E, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 8th day of January, 2026.

GRANTOR:

Helix Development LLC,
a Tennessee Limited Liability Company

By: _____
Eiman Rahimi, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eiman Rahimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Helix Development LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of January, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26

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## E-File Certification

I, William Hultman, 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 January 8th, 2026.

Affiant Signature

1.9.2026
Date

**STATE OF TENNESSEE** **COUNTY OF SHELBY**

Sworn to and subscribed before me this 9th day of January, 2026.

Notary's Signature

My Commission Expires: 8.1.29

J. ERIC ALSOBROOK
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-1-2029