Karen Johnson Davidson County
Batch# 1370978 DEEDWARR
01/16/2026 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $999.37
20260116-0004205

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611062

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$270,100.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of January, 2026

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of January, 2026, among:

NASHVILLE METRO HOLDINGS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantor**")

AND

GUSTIN TIMBERS
MARRIED

including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 176 and the southerly 10 feet of Lot No. 175 on the Plan of Section "B", Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, and described as follows: Said lots being described together.

Beginning at a point on the northerly margin of Fifteenth Street, at the common corner of Lots 171 and 176; thence with the margin of said street westerly 79.1 feet to the beginning of a curve; thence along said curve, northwesterly 15.7 feet to a point on the easterly margin of Birdsall Street; thence with the margin of said street, northerly 68.8 feet to the common corner of Lots 175 and 176, and continuing with the margin of said street northerly 10 feet to a point; thence crossing Lot 175, easterly 89 feet more or less to a point in the line between Lots 175 and 170; thence southerly along the line between said lots, 10 feet to the northeast corner of Lot 176, and continuing southerly with the line between Lots 171 and 176, 5 feet to the northwest corner of Lot 171, and continuing southerly with the line between Lots 171 and 176, 74 feet to the point of beginning.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Pandora Sue Lyle, a widow dated January 15, 2026, and filed of record in Instrument No. 20260116-0004015, Register's Office for Davidson County, Tennessee, on January 16, 2026.

Being also known as 1407 Birdsall Street, Old Hickory, TN 37138.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Nashville Metro Holdings, LLC

By: Destiny Inglis

Destiny Inglis, authorized signor of Canvas Holding Co, LLC, the sole member of Nashville Metro Holdings, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Destiny Inglis*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the ***Authorized Signor*** of ***Canvas Holdings Co. LLC*** which is the sole member of ***Nashville Metro Holdings, LLC*** the within named bargainor, and that she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by herself as its ***Authorized Signor***.

Witness my hand and official seal this 15th day of January, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: GUSTIN Timbers
Address: 1407 Birdsall St.
City, State, Zip: Old Hickory, TN 37138

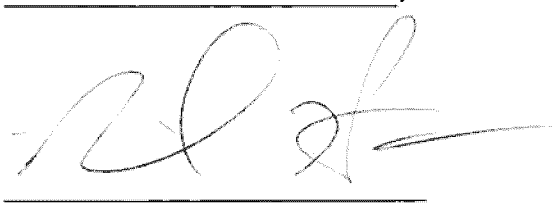
Responsible Party For Taxes:

Name: GUSTIN Timbers
Address: 6234 Herskel Hudson Rd
City, State, Zip: LaVergne TN 37086

Tax ID: 053-03-254.00

Certificate of Authenticity

I, Nick Harris, 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 **1/15/26**.



Affiant Signature

1/15/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15** day of **January**, 20**26**.



Notary's Signature

My Commission Expires: 3/9/27

Date

