Karen Johnson Davidson County
Batch# 1373212 DEEDWARR
01/23/2026 04:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20260123-0006137

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202511060

**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 **$375,000.00;** 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**

**ERIN MORIARITY, MARRIED**
**AND TRACY BAKER, UNMARRIED**

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. 11, Map of George I Waddey's River Bluff Subdivision, of record in Book 843, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of the property.**

**BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from L&L TN R LLC dated January 15, 2026 and filed of record in Instrument No. 20260116-0003996 Register's Office for Davidson County, Tennessee, on January 16, 2026.**

**Being also known as 1403 Hemlock Avenue, Nashville, TN 37216.**

**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 15 day of January, 2026.

Notary Public
My Commission Expires: 3/9/27

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

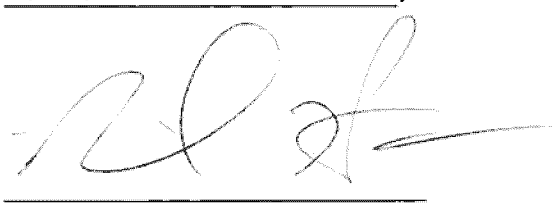
**Owner Name & Property Address:**
Name: ERIN MORIARITY & Tracy Baker
Address: 1403 Hemlock Ave
City, State, Zip: Nashville, TN 37216

**Responsible Party For Taxes:**
Name: New Owner
Address: 4856 Astor Drive
City, State, Zip: Nashville TN 37211

**Tax ID:** 062-13-078.00

## 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

