39-B

WARRANTY DEED

File No.: 2026-0002

Karen Johnson
Batch # 1375793
02/04/2026 01:44:45 PM
Fees: $13.00 Taxes: $1,664.63

Davidson County
DEEDWARR
2 pgs

20260204-0007880

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

Subscribed and sworn to before me on JANUARY 30, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/4/24

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Darren Simmons 99 Farris Avenue Madison, TN 37115	Cadence Bank PO BOX 3356 Tupelo, MS 38803-3356	043-15-0-099.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DV8 BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DARREN SIMMONS, AN UNMARRIED MAN, SOLE OWNERSHIP**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being Lot Numbers 1 and 2 of Block A of Rock Hill Subdivision, said lots together a total of one hundred (100) feet on the East side of Farris Avenue, as shown on said plan, and are a part of the land conveyed to Mrs. Emma Dismukes by J. J. McPhail and recorded in Book 1300, Page 240, R.O.D.C., Tennessee.

Said lots run back between parallel lines two hundred (200) feet to a dead line being the East line of Block A on said subdivision.

Being the same property conveyed to DV8 BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20250605-0044068, dated May 22, 2025, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 99 Farris Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands on January 30, 2026.

Grantor:

DV8 Builders, LLC,
a Tennessee limited liability company

By:Robert A. Cushman
Its: Member

By: Joshua Mattice
Its: Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Robert A. Cushman and Joshua Mattice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Members (or other officer authorized to execute the instrument) of DV8 Builders, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such Robert A. Cushman and Joshua Mattice as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Members.

Witness my hand and seal, at office in 30th day of January, 2026

Notary Public

My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY