Karen Johnson Davidson County
Batch# 1376668 DEEDWARR
02/05/2026 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20260205-0008352

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

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611076

**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 **$800,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of January, 2026.

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

Notary Public
My Commission Expires: 3/9/27

# WARRANTY DEED

**THIS INDENTURE**, made this 30th day of January, 2026, among:

**CURTIS LANE STILES AND WIFE, MARIANNE LESLIE NORA**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**NASHVILLE METRO HOLDINGS, LLC,**
**A TENNESSEE LIMITED LIABILITY COMPANY**

its 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. 128 on the Plan of Section Two of West Meade Estates, of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Curtis Lane Stiles and wife, Marianne Leslie Nora by deed from Jason A. Spector and wife, Stephanie N. Spector, dated March 1, 2011, of record in Instrument No. 20110302-0016852, Register's Office for Davidson County, Tennessee.**

**Being also known as 6524 Brownlee Drive, Nashville, TN 37205.**

**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 have executed this instrument on the date first above written.

**Curtis Lane Stiles**

**Marianne Leslie Nora**

State of ~~Tennessee~~ IL NB
County of Kane

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Curtis Lane Stiles and Marianne Leslie Nora, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of January, 2026.

Notary Public
My Commission Expires: 9-20-2028

OFFICIAL SEAL
AMY MICHELE BAUMERT
Notary Public, State of Illinois
Commission No. 997253
My Commission Expires
September 20, 2028

**Owner Name & Property Address:**

Name: Nashville Metro Holdings, LLC
Address: 6524 Brownlee Drive
City, State, Zip: Nashville, TN 37205

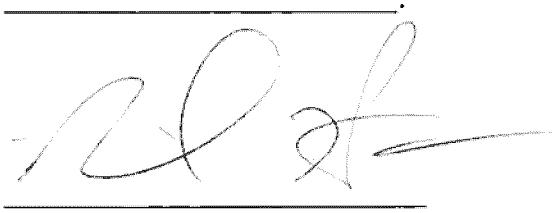
**Responsible Party For Taxes:**

Name: Nashville Metro Holdings, LLC
Address: 6524 Brownlee Drive
City, State, Zip: Nashville, TN 37205

**Tax ID: 115-10-004.00**

**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 **1/30/26**.



Affiant Signature

**1/30/26**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30** day of **December**, 20**26**.



Notary's Signature

My Commission Expires: 3/9/27

Date

