WARRANTY DEED

Karen Johnson Davidson County
Batch# 1376992 DEEDWARR
02/06/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260206-0008759

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Joseph Halpren	Northpointe Bank	041-10-0-007.00
(NAME)	(NAME)	
4013 Ridgemont Drive	3333 Deposit Drive NE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Grand Rapids, MI 49546	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **A&I Drywall, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Daniel Joseph Halpren, a single person**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 481, on the Plan of Bellshire Estates, Section "B", according to survey and plat of same appearing of record in Book 2331, Pages 128 & 129, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gordon Teal, Jr. and wife, Loretta Dorothy Teal by Warranty Deed from Gaines and Gregory Construction Company, Inc., a corporation, dated 09/11/1958, of record in Book 2804, Page 249, Register's Office for Davidson County, Tennessee.

The said Loretta Dorothy Teal died on April 1, 1994, leaving the said Gordon Teal, Jr., the sole surviving tenant by the entirety.

Being the same property conveyed to Gordon Teal, Jr., Trustee of the Gordon Teal, Jr. Revocable Living Trust dated May 22, 2006 by Warranty Deed from Gordon Teal, Jr., a single male, dated 05/22/2006, of record in Instrument No. 20060525-0061774, Register's Office for Davidson County, Tennessee.

The said Gordon Teal, Jr. died on October 1, 2011, and Cathy E. Teal-Savage became Successor Trustee of the Gordon Teal, Jr. Revocable Living Trust as evidenced in Notarized Summary of Trust of record in Instrument No. 20060525-0061773, Register's Office for Davidson County, Tennessee. See Probate Case No. 12P-1356, Davidson County Seventh Circuit Court.

Being the same property conveyed to Prime Investment Properties, LLC, a Tennessee limited liability company by Warranty Deed from Cathy E. Teal, Successor Trustee of the Gordon Teal, Jr. Revocable Trust dated May 22, 2006, dated 07/08/2025, of record in Instrument No. 202507110054687, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A&I Drywall, LLC, a Tennessee limited liability company by Warranty Deed from Prime Investment Properties, LLC, a Tennessee limited liability company, dated 07/31/2025, of record in Instrument No. 20250731-0060876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4013 Ridgemont Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of January, 2026.

A&I Drywall, LLC, a Tennessee limited liability company

By: _____
Armando Ismael Hernandez, Sole Member

State of Tennessee

County of Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Armando Ismael Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the sole member of A&I Drywall, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such sole member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Armando Ismael Hernandez, as such sole member.

Witness my hand and Official seal this 30th day of January, 2026.

_____
Notary Public:
My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Jodi Jackson,** 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 this the 30 day of January, 2026.

Affiant Signature
Date 1/30/2026

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

