Karen Johnson Davidson County
Batch# 1377305 DEEDWARR
02/09/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,677.80
20260209-0009145

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $994,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 3 day of February, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Margaret DeLair and David DeLair	FirstBank	090-16-1I 002.00
605 B American Road	722 Columbia Avenue	
Nashville, TN 37209	Franklin, TN 37064	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 21FIVE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARGARET DELAIR AND DAVID DELAIR, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of Home at 605 American Road, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20241018-0081289, Register's Office for said County, and being shown on plan attached thereto as Exhibit "A", to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to 21Five Homes, LLC, a Tennessee Limited Liability Company, by deed dated 08/30/2024, from Ellis Real Estate, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240910-0069832, Register's Office for said County.

Also being a portion of the same property conveyed to Ellis Real Estate, LLC, a Tennessee Limited Liability Company, by deed dated 08/30/2024, from Mildred Hudgins Realty, LLC, a Tennessee Limited Liability Company and Leigh-Land Stables, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240909-0069102, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 605 B American Road, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 3rd day of February, 2026.

21Five Homes, LLC

By: _____
Tyler Rygmyr, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Rygmyr, 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 AUTHORIZED REPRESENTATIVE of the within named bargainor, 21Five Homes, LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the said Tyler Rygmyr as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 3rd day of February, 2026.

My commission expires: 9-22-26

_____
Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/3/26. (date of document).

Affiant Signature

2-4-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

