Karen Johnson Davidson County
Batch# 1378883 DEEDWARR
02/11/2026 07:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260211-0010333

WARRANTY DEED

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/06/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 10742-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ebony Irene Boone	NEW OWNER	095-05-0A-060-00-CO
2116 Farley Place		
Nashville, TN 37210		

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,

Myrtle Partners LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ebony Irene Boone, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 60 on the Plan of Belle Acres, Section One, of record in Plat Book 5200, page 144, corrected in Book 5412, page 771, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Said No. 60 being a corner lot, has frontages of 67.12 feet on the Westerly side of Farley Place and 28.0 feet on the Southerly side of Meadow Cliff connected at a corner by a curved line 39.27 feet in length with a 25.00 foot radius; and runs back on the Westerly line 79.32 feet and on the Southerly line 49.38 feet to a point at the rear.

Being the same property conveyed to Capital Homes, L.P., by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20110819-0064320 Register's Office for Davidson County, Tennessee, dated August 03, 2011 and recorded on August 19, 2011.

Being the same property conveyed to Myrtle Partners, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Capital Homes, L.P., of record in Instrument No. 20131108-0116142 Register's Office for Davidson County, Tennessee, dated November 06, 2013 and recorded on November 18, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2116 Farley Place Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 on February 6, 2026.

Myrtle Partners LLC, a Tennessee Limited Liability Company

By:_____
J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

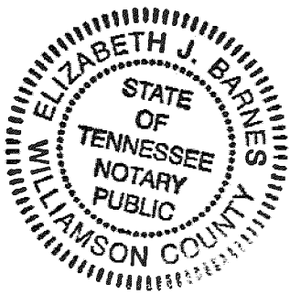
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of Myrtle Partner, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this February 6, 2026.

Notary Public

My Commission Expires: 11-21-26



File #: 10742-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 2/6/26 (date of document).

Affiant Signature

2/6/26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of February, 2026.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY