MARTHA E. BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: August 31, 2027
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1378959 DEEDWARR
02/11/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20260211-0010422

BG-RG-25-367

WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Christmon	**Same address as New Owner**	
(NAME)	(NAME)	**161-11-0A-025.00-CO**
367 Huntington Ridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **HOUSE NERDS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN CHRISTMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 25, Huntington Ridge Townhouses, of record in Plat Book 4675, page 9, established by the Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, as amended in Book 4889, page 905, as amended in Book 5394, page 243, as amended in Instrument No. 20110331-0024865, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Christopher L. Roehl and Catherine A. Roehl, Husband and Wife by Warranty Deed from Robyn L. Berg and Robert K. Hernberger, Jr., wife and husband of record in Instrument No. 20141230-0118866 Register's Office for Davidson County, Tennessee, dated December 22, 2014 and recorded on December 30, 2014.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Christopher L. Roehl and Catherine A. Roehl, Husband and Wife of record in Instrument No. 20250903-0070409 Register's Office for Davidson County, Tennessee, dated August 28, 2025 and recorded on September 03, 2025.

Being the same property conveyed to House Nerds TN, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250904-0070792 Register's Office for Davidson County, Tennessee, dated August 29, 2025 and recorded on September 04, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 9, and Book 9700, Page 846, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, conditions and Restrictions of record in Book 4729, Page 687; amended in Book 4889, Page 905 and in Book 5394, Page 243, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7423, Page 762; amended in Instrument No. 200803240029069, Instrument No. 201103310024865, and in Instrument No. 201307240076332, amended recorded 20250514-0037997 in Instrument No. in the Register's Office for Davidson County, Tennessee.
- Charter of Huntington Ridge Townhouse Development Corporation of record in Book 4499, Page 443, and amended in Book 4890, Page 84, in the Register's Office for Davidson County, Tennessee.
- Deed to Huntington Ridge Townhouse Development Corp. in Book 4529, Page 827, in the Register's Office for Davidson County, Tennessee.
- Charter of Huntington Ridge Townhouse Homeowners Association, Inc. in Book 4729, Page 682, Register's

Office for Davidson County, Tennessee.
• Dedication of Common Areas to HOA of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreements in favor of the Metropolitan Government of Nashville and Davidson County, of record in Book 9732, Page 551; Book 9775, Page 308, and in Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement in favor of Comcast I of Nashville, LLC, of record in Instrument No. 20140902-0079897, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **367 Huntington Ridge Dr, Nashville, Tennessee 37211**.

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), their heirs and 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), 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/our hand(s) this the 6 DAY OF FEBRUARY, 2026.

House Nerds TN, LLC
BY: _____
Ericka Krogseth
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICKA KROGSETH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of HOUSE NERDS TN, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Marty Berry, 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 2/6/26 (date of document).

Affiant Signature

2/9/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-7-2026

NOTARY'S SEAL

