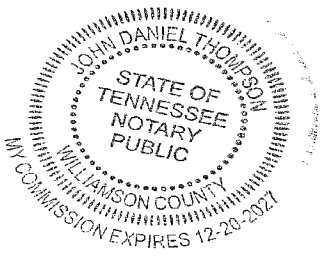
Karen Johnson Davidson County
Batch# 1378986 DEEDWARR
02/11/2026 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260211-0010460



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 2026.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gavin M Olson	Gavin M Olson	p/o 084-01-0-056.00
1421 Rosebank Ave #A	1421 Rosebank Ave #A	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

PKM Building Association, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gavin Olson, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1421A on the Plan of Fourteen Twenty One Rosebank Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20251212-0099281, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to PKM Building Association, LLC by Warranty Deed from Ryan Pryor and Gabrielle Pryor, husband and wife of record in Instrument No. 20251110-0089449 Register's Office for Davidson County, Tennessee, dated November 07, 2025 and recorded on November 10, 2025.

This is improved property known as **1421 Rosebank Ave #A, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of February, 2026.

PKM Building Association, LLC

BY: _____
Kian Richard Lanam

ITS: Authorized Member

BY: _____
Preston Boyd Cook

ITS: Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kian Richard Lanam and Preston Boyd Cook, Authorized Members of PKM Building Association, LLC, the 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, and who swore to the statements made above and subscribed their names above as Authorized Members.

Witness my hand and official seal this 9th day of February, 2026.

_____
Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Lenders Title Company File No. 26-002860-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 02/9/2026 (date of document).

Karla I Kard
Affiant Signature

02/9/2026
Date

State of Tennessee

County of Williamson

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

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

