	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT Karen Johnson Davidson County Batch# 1379013 DEEDWARR 02/11/2026 09:26:30 AM 18 pgs Fees: $92.00 Taxes: $0.00 20260211-0010499

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**EXEMPT**	**08111016100**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Constance Finney, Frank Northern, Spencer Northern, Jr., Michael King, Christal King, Tamike Beard, Shawn Beard, Ricky Northern, Marco Northern, Towanda Northern, individually and as Personal Representative of the Estate of LaKeya Northern, Sabrina Northern, DeMario Gray, Kyron Northern, Jada Dotson, Kierra Joleen Davis, and Markeith Davis, Guardian of KeMiyah Marshae Davis and Keyasha Faye Davis under the Tennessee Uniform Transfers to Minors Act

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Metropolitan Government of Nashville and Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTEES, 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 the southerly 50 feet of the Easterly 100 feet of Lot No. 397 in McGavock, Wetmore and Others Addition, a plat of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Spencer Northern and wife, Josephine Northern by Deed from Lucian Northern and wife, Ellie Northern of record in Book 2903, page 403, Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between Spencer Northern and Ellie Northern continued uninterrupted until the death of Spencer Northern on September 13, 1989, leaving Ellie Northern as the sole surviving tenant by the entirety. Josephine Northern died intestate March 21, 2005, leaving Constance Finney, Spencer Northern, Jr., Frank Northern, Emma Octavia Northern King and Wanda Faye Northern as her sole heirs-at-law, as evidenced by Affidavit of Heirship of record in Instrument No. 20070525-0062597, Register's Office for Davidson County, Tennessee. Emma Octavia Northern King died intestate July 29, 2008, leaving Michael King and Christal King as her sole heirs-at-law. Wanda Faye Northern died intestate January 23, 2010, leaving Tamike Beard, Shawn Beard, Ricky Northern, Marco Northern, Towanda Northern, Sabrina Northern, and LaKeya Northern as her sole heirs-at-law. LaKeya Northern died intestate August 18, 2024, leaving DeMario Gray, Kyron Northern, Jada Dotson, Kierra Joleen Davis, KeMiyah Marshae Davis and Keyasha Faye Davis as her sole heirs-at-law, Register's Office for Davidson County, Tennessee. Markeith Davis executes the within instrument on behalf of KeMiyah Marshae Davis and Keyasha Faye Davis under the Tennessee Uniform Transfers to Minors Act.

County, Tennessee. Markeith Davis executes the within instrument on behalf of KeMiyah Marshae Davis and Keyasha Faye Davis under the Tennessee Uniform Transfers to Minors Act.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

Constance Finney Date: 1/23/20

Constance Finney

STATE OF Maryland

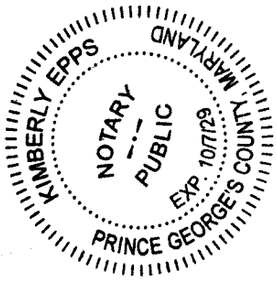
COUNTY OF Prince George's

Personally appeared before me, a Notary Public of said County and State, Constance Finney, the within named Grantor(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.

Witness my hand, at office, this 23 day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 10/7/29



THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

Frank Northern Date 01-22-2026

Frank Northern

STATE OF Alabama

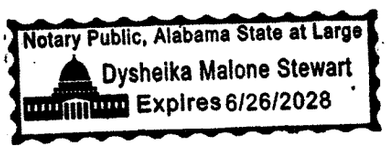
COUNTY OF Madison

Personally appeared before me, a Notary Public of said County and State, Frank Northern, the within named Grantor(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.

Witness my hand, at office, this 22nd day of January, 2026.

Dysheika Malone Stewart
NOTARY PUBLIC

My Commission Expires: June 26, 2028



THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

Spencer Northern, Jr. Date: 01/23/2026

Spencer Northern, Jr.

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, a Notary Public of said County and State, Spencer Northern, Jr., the within named Grantor(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.

Witness my hand, at office, this 23rd day of January, 2026.

ANDRE SIERRA
Notary Public - State of Florida
Commission # HH 665528
Expires on April 16, 2029

Andre Sierra HH 665528
NOTARY PUBLIC

My Commission Expires: 04/16/2029

Spencer Vance Northern, Jr.
DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

_____ Date: 1/28/26
Michael King

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael King, the within named Grantor(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.

Witness my hand, at office, this 28 day of January, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

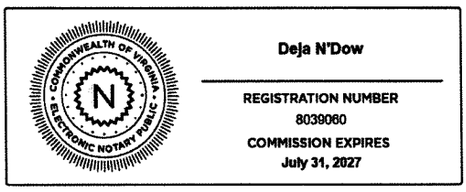
Gloria Northern
_____ Date: 02/06/2026
Christal King by Gloria Northern, her attorney-in-fact

STATE OF Virginia

COUNTY OF Newport News

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gloria Northern with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Christal King, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded simultaneously herewith.

Witness my hand, at office, this 6th day of February, 2026.



Deja N'Dow
NOTARY PUBLIC

My Commission Expires: 07/31/2027

Notarized remotely online using communication technology via Proof.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

Tamike Beard Date: 1-28-26
Tamike Beard

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tamike Beard, the within named Grantor(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.

Witness my hand, at office, this 28 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

Shawn Beard Date: 1-28-26
Shawn Beard

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Shawn Beard, the within named Grantor(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.

Witness my hand, at office, this 28 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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Ricky Northern Date: 1-28-2026
Ricky Northern

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ricky Northern, the within named Grantor(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.

Witness my hand, at office, this 28 day of January 2026

NOTARY PUBLIC

My Commission Expires: 5/13/29

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-13-2029

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

_____ Date: 1-29-2025
Marco Northern

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Marco Northern, the within named Grantor(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.

Witness my hand, at office, this 29 day of January, 2026

_____
NOTARY PUBLIC

My Commission Expires: 3/8/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

Towanda Northern Date: 1/28/26

Towanda Northern, individually and as Personal Representative of the Estate of LaKeya Northern

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Towanda Northern, individually and as Personal Representative of the Estate of LaKeya Northern, the within named Grantor(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.

Witness my hand, at office, this 28 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 3/31/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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Sabrina Northern

_____ Date: 01/29/2026

Sabrina Northern

STATE OF Texas

COUNTY OF Collin

Personally appeared before me, a Notary Public of said County and State, Sabrina Northern, the within named Grantor(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.

Witness my hand, at office, this 29th day of January, 2026.

NOTARY PUBLIC STATE OF TEXAS

Quanshetla Henry

ID NUMBER
13515752-2
COMMISSION EXPIRES
November 5, 2028

ELECTRONIC NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 11/05/2028

Electronically signed and notarized online using the Proof platform.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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Demario Gray
_____ Date: 01/23/2026
DeMario Gray

STATE OF Virginia

COUNTY OF Chesapeake

Personally appeared before me, a Notary Public of said County and State, DeMario Gray, the within named Grantor(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.

Witness my hand, at office, this 23rd day of January, 2026.

COMMONWEALTH OF VIRGINIA
N
ELECTRONIC NOTARY PUBLIC

Bryan Reid
REGISTRATION NUMBER
8063971
COMMISSION EXPIRES
September 30, 2027

B. Reid
NOTARY PUBLIC

My Commission Expires: 09/30/2027

Notarized remotely online using communication technology via Proof.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

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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 and assigns forever; and we do covenant with 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.

_____ Date: 1/28/26
Kyron Northern

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kyron Northern, the within named Grantor(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.

Witness my hand, at office, this 28 day of January, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

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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 and assigns forever; and we do covenant with 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.

Jada Dotson Date: 1/28/26

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jada Dotson, the within named Grantor(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.

Witness my hand, at office, this 28 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

Kierra Joleen Davis Date: 1-22-26
Kierra Joleen Davis

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kierra Joleen Davis, the within named Grantor(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.

Witness my hand, at office, this 22 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026 CHINA HENDRIX

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1725 17th Ave N, Nashville, TN 37208.

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 and assigns forever; and we do covenant with 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.

Markeith Davis Date: 1-22-26

Markeith Davis, Guardian of KeMiyah Marshae Davis under the Tennessee Uniform Transfers to Minors Act

Markeith Davis Date: 1-22-26

Markeith Davis, Guardian of Keyasha Faye Davis under the Tennessee Uniform Transfers to Minors Act

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Markeith Davis, Guardian of KeMiyah Marshae Davis under the Tennessee Uniform Transfers to Minors Act, the within named Grantor(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.

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Witness my hand, at office, this 22 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 3/3/26

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Markeith Davis, Guardian of Keyasha Faye Davis under the Tennessee Uniform Transfers to Minors Act, the within named Grantor(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.

Witness my hand, at office, this 22 day of January, 2026

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

NOTARY PUBLIC

My Commission Expires: 3/3/26

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/22/26, 1/28/26, 2/6/26, 1/23/26, 1/29/26 (date of document).

Jennifer Russell
Affiant Signature

2/9/2026
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

