RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-37123-26

Karen Johnson Davidson County
Batch# 1380895 DEEDWARR
02/13/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20260213-0011985

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2026

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RM Commercial Investments, LLC 833 Pipers Lane Brentwood, TN 37027	Same address as new owner	071-08-0-260.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION SIX HUNDRED THOUSAND AND 00/100 Dollars ($1,600,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MJD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RM COMMERCIAL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Trinity Heights, T. W. Crutcher, Trustee's Subdivision of Lot No. 3 of the William White Land, of record in Book 332, Page 4, Register's Office for said County.

Said Lot No. 11 fronts 100 feet on the southerly side of Trinity Lane and runs back 173.41 feet on the easterly line and 172.32 feet on the westerly line an ally, measuring 100 feet thereon.

Included in the above description but expressly excluded from this conveyance is the right-of-way easement to Metro Government of Nashville and Davidson County, Tennessee, of record in Book 8333, page 864, said Register's Office.

Being the same property conveyed to MJD Investments, LLC, a limited liability company, from Burma F. Moreland, Trustee of the Moreland Family Trust, dated March 24, 2004, Arthur H. Moreland and Burma D. Moreland, Trustors and/or Trustees, by Warranty Deed dated February 4, 2021, and recorded February 5, 2021, in Instrument Number 20210205-0016663, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 328 East Trinity Lane, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of February, 2026

GRANTOR(S)

MJD Investments, LLC, a Tennessee Limited Liability Company

By: _____
Michael Dobbs, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Michael Dobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of MJD INVESTMENTS, LLC, within named bargainor and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Sole Member.

WITNESS my hand and seal, this the 13th day of February, 2026.

_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/13/26 (date of document).

Jennifer Pennell
2/13/26
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this February 13, 2026.

Notary's Signature

My Commission Expires:

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp:
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal