Karen Johnson Davidson County
Batch# 1381586 DEEDWARR
02/17/2026 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260217-0012120

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Actual consideration or value, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn before me this the 12th day of February, 2026.

Notary Public
My commission expires: 6-29-27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jarrod Nelson 1303 A Katie Ave. Nashville, TN 37207	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	071-10-0L 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THIS IS US, LLC, SERIES 2**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JARROD C NELSON AND TAYLOR D NELSON, MARRIED TO EACH OTHER , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of Thirteen-Three Katie Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20221201-0125776, Register's Office for said County, and being shown on plan attached thereto as Exhibit "B", to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to This Is Us, LLC, Series 2, by deed dated 11/28/2022, from This Is Us, LLC, Series 2, of record in Instrument No. 20221201-0125774, Register's Office for said County.

Also being a portion of the same property conveyed to This Is Us, LLC, Series 2, by deed dated 07/26/2022, from John Burls, a/k/a John W. Burls of record in Instrument No. 20220729-0086623, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1303 A Katie Ave., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 12th day of February, 2026.

This Is Us, LLC, Series 2

BY: _____
David Benoit, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Benoit, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged David Benoit to be the Member of the within named bargainor, a limited liability company, and that David Benoit, as such member executed the foregoing instrument for the purposes therein contained by signing the name of the Member by the said David Benoit as such Member.

Witness my hand and official seal this 12th day of February, 2026.

My Commission Expires: 1-22-2029

_____
Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 2/12/2026 (**date of document**).

Affiant Signature

2/12/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 12th day of February, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029