WARRANTY DEED

Karen Johnson Davidson County
Batch# 1381942 DEEDWARR
02/17/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $8,232.50
20260217-0012567

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALEJANDRA HOLI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
PRIMROSE PROPERTY REVOCABLE TRUST	UNITED WHOLESALE MORTGAGE, LLC	
(NAME)	(NAME)	117-04-0-330.00
1806 PRIMROSE AVE	700 S. BLVD EAST	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37212	PONTIAC MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Primrose Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO PRIMROSE PROPERTY REVOCABLE TRUST dated February 6, 2026, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson, county, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Belmont Terrace Subdivision of record in Plat Book 421, Page 101, 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 the same property conveyed to Primrose Development LLC, a Tennessee limited liability company by Warranty Deed from Paul M. Chenoweth and Deborah K. Chenoweth, husband and wife of record in Instrument No. 20211103-0147349 Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 03, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1806 Primrose Ave Nashville TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my hand this 13th day of February, 2026.

Primrose Development LLC

Robert Collie, Sole Member

By: Robert Collie, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Robert Collie**, 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 **Primrose Development LLC**, and that he as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Primrose Development LLC**, in his capacity as **Sole Member**.

WITNESS my hand and official seal at office this 13th day of February, 2026.

Notary Public

My Commission Expires: 05/16/2027

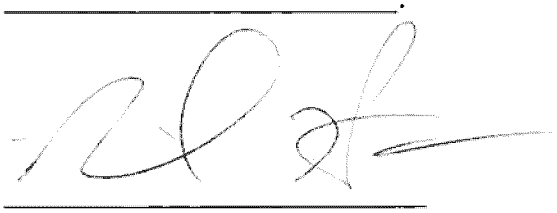
Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Nick Harris, 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.



Affiant Signature

2/13/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of February, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

