Karen Johnson Davidson County
Batch# 1382377 DEEDWARR
02/18/2026 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20260218-0012678

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **539,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nene G. Ananaba	New Owner	186 04 0A 141.00
(NAME) 7628 Kemberton Drive East	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(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, WE,

LV PROPERTIES BY ANG LLC, A LIMITED LIABILITY COMPANY,

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

NENE GLORIA ANANABA, A SINGLE WOMAN,

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 Lot No. 269 on the Plan of Burkitt Place, Phase 2G, of record in plat Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

LV Properties by ANG LLC, a Limited Liability Company

Being the same property conveyed to LV Properties by ANG LLC, a Limited Liability Company by Deed dated August 30, 2022 from Alex Gelfand and Lisa Gelfand, husband and wife, recorded September 1, 2022, in Instrument Number 202209010098483, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 7628 Kemberton Drive East, Nolensville, TN 37135

LT&E File #22816

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/our hand(s) this 17th day of February, 2026

LV Properties by ANG LLC, a Limited Liability Company

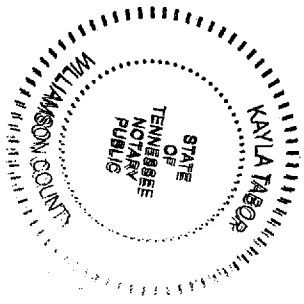
By: Catherine Lee Angotti
Catherine Lee Angotti, Authorized Agent

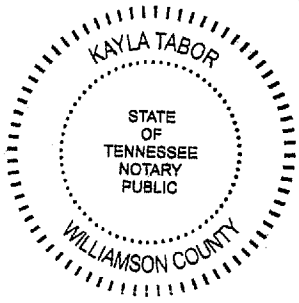
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of February, 2026, before me personally appeared Catherine Lee Angotti, Authorized Agent of LV Properties by ANG LLC and David Lee Angotti, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of February, 2026.

Notary Signature
My commission expires: 3/28/28





LT&E File #22816

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 2-17-2026 (date of document).

Jennifer Pennell

2-17-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 2-17, 2026.

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

Notary's Signature

My Commission Expires: _____

Notary's Seal