Karen Johnson Davidson County
Batch# 1382829 DEEDWARR
02/19/2026 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260219-0013283

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 02/17/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 3·28·28

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 1379-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Wendy Joan Partin and Joshua Owen White	Primis Mortgage	075-08-0-168.00
683 Frankfort Drive	5535 Currituck Dr. Ste. 120	
Hermitage, TN 37076	Wilmington, NC 28403	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lakeshore Investment Group, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wendy Joan Partin, and Joshua Owen White, as joint tenants

HEREINAFTER CALLED THE GRANTEE(S), 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. 522, on the plan of Section Nine, Tulip Grove, as shown by plat of record, filed in Plat Book 4675, Page 135, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas L. Major, AKA Thomas Major, an unmarried man by Warranty Deed from Sam O. Ejiofor and wife, Chinwe A. Ejiofor of record in Instrument No. 20141031-0100358 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and recorded on October 31, 2014 and Scrivener's Affidavit recorded on July 27, 2018, in Instrument No. 20180727-0073471.

Being the same property conveyed to Thomas Lewison Major, single and Kirsten Lewison Major, single, as joint tenants with rights of survivorship by Quit Claim Deed from Thomas L. Major, aka Thomas Major, an unmarried man of record in Instrument No. 20160307-0021916 Register's Office for Davidson County, Tennessee, dated March 02, 2016 and recorded on March 07, 2016.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed from Kirsten Lewison Major nka Kirsten Major Chapman, married of record in Instrument No. 20240417-0027510 Register's Office for Davidson County, Tennessee, dated April 15, 2024 and recorded on April 17, 2024.

Being the same property conveyed to Lakeshore Investment Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20240417-0027511 Register's Office for Davidson County, Tennessee, dated April 15, 2024 and recorded on April 17, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 683 Frankfort Drive Hermitage, TN 37076

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 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.

Witness my hand on February 17, 2026}.

Lakeshore Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Margaret Rivas, Member

By: _____
Charles Ivey, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Margaret Rivas and Charles Ivey, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Lakeshore Investment Group, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this February 17, 2026.

_____
Notary Public

My Commission Expires: 4.19.26

File #: 1379-26NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

DONYETTA LARK
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/19/2026
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/17/26 (date of document).

Affiant Signature

2/18/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

