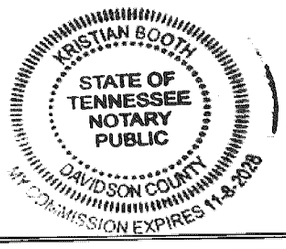
Karen Johnson Davidson County
Batch# 1382836 DEEDWARR
02/19/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260219-0013293

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153101** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 2nd day of February, 2026. Notary Public My Commission Expires: 11-8-28

WARRANTY DEED

Address New Owner: 709, LLC 709 S 12th St. Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061 11 0 211.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Levis, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **709 LLC, A Tennessee Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 118, on the plan of map of EASTDALE PLACE, A SUBDIVISION OF PART OF LOT NO. 4 IN THE DIVISION OF THE WILLIAM WILLIAMS LAND, as shown on plat of record in plan Plat Book 547, Pages 29 & 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Levis, an Unmarried Woman, by Warranty Deed from Christopher Nathan and Amy Nathan, Husband and Wife, of record in Instrument No. 20140228-0017386, in the Register's Office of Davidson County, Tennessee, dated February 25, 2014 and recorded on February 28, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EASTDALE PLACE, A SUBDIVISION OF PART OF LOT NO. 4 IN THE DIVISION OF THE WILLIAM WILLIAMS LAND, as recorded in Plat Book 547, Page(s) 29 & 30.

This is improved property located at 1107 Riverwood Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of February, 2026.

Sarah Levis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Levis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of February, 2026.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-17-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 2. 2026

Affiant Signature

4th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of Februarv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028