Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1382857 DEEDWARR
02/19/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20260219-0013325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,900.00.

Maryleigh Beaver
Affiant

Subscribed and sworn to before me this 19th day of February, 2026.

Notary Public
My Commission Expires: 10/2/28

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No.: 2026-1294

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hannah Meacham	New Owner	
1017 A Monroe St. Nashville, TN 37208		081-16-0R-001.00-CO

WARRANTY DEED

For and in 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

Mark Andrew Huffman and Erika Berry, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hannah Meacham, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 1017 Monroe, a Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180103-0000986, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Mark Andrew Huffman and Erica Berry, husband and wife by Warranty Deed from Michael Reid of record in Instrument No. 20210830-0116522 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 30, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 1017 Monroe Street, A, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 17th day of February, 2026.

Mark Andrew Huffman

Erika Berry

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~WILLIAMSON~~ Wake

On this 17th day of February, 2026, before me personally appeared Mark Andrew Huffman and Erika Berry, 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: 02/28/2026

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

Certificate of Authenticity

I, Kimbra Spann, 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

Affiant Signature

2/19/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of February, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY