PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1382864 DEEDWARR
02/19/2026 01:34:46 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20260219-0013333

Ivey Title, LLC Ref: (DL) Title No.: 64337
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sam West Elizabeth Perrone 2802 Marlin Ave. Nashville, TN 37215	Kind Lending, LLC 1920 Main Street, Ste 1200 Irvine, CA 92614

TAX MAP PARCEL NUMBERS: 10414002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$699,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M'Lissa Stroop and Stephanos Stroop, members of Pembroke, LLC a Tennessee limited liability company,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Sam West and Elizabeth Perrone, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 19 and 20 on the Map of the Bransford Realty Company's Sharondale Subdivision, as of record in Book 332, page 119, Register's Office for said County, being Lot No. 15 on the unrecorded Plan of a Subdivision of Lots Nos. 18, 19 and parts of 20 and 21 of said Sharondale Subdivision, described according to a copy of a survey thereof made October 16, 1935, by Erle Drake, County Surveyor, as follows:

Beginning on the northwesterly margin of Marlin Avenue 309.7 feet northeast of the northerly margin of Sharondale Drive, being the corner of Lots Nos. 15 and 16 on said unrecorded plan; thence with the line between said two lots northwestwardly 150 feet; thence North 56-1/2 degrees East 60 feet to the corner of Lots Nos. 14 and 15, thence with the line between said lots southeastwardly 150 feet to the westerly margin of Marlin Avenue; thence with the same southwestwardly 60 feet to the beginning.

Being the same property conveyed to Pembroke, LLC, a Tennessee limited liability company, by Warranty Deed from Robert Northington Power, Jr. and Gayle Dianne Patrick Pinson and Robert Michael Patrick and James Suit Patrick, III and Jane Bush Wilson and Frank Benjamin Bush, III and David Alan Bush and Kevin Lee Bush, dated July 21, 2025 and recorded on July 23, 2025, of record in Inst. No. 20250923-0058246, Register's Office for Davidson County, Tennessee. The said Pembroke, LLC is member managed. M'Lissa Stroop and Stephanos Stroop are the sole owners and members of Pembroke, LLC.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 119, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3982, page 136, said Register's Office.

This is improved property, known as 2802 Marlin Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates set forth in each notary acknowledgement.

Pembroke, LLC
A Tennessee limited liability company

By: _____
M'Lissa Stroop, Member

By: _____
Stephanos Stroop, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **M'Lissa Stroop** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Member** of **Pembroke, LLC a Tennessee Limited Liability Company,** the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 17th day of February, 2016

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary _____

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Stephanos Stroop** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Member** of , the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 2nd day of February, 2026.

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $699,000.00.

Affiant

Sworn and subscribed before me this 17th day of February, 2026.

Notary

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026