THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9252-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 2026. Notary Public MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1383792 DEEDWARR
02/20/2026 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260220-0013734

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brendan Veit and Eric Veit and Beverly Veit	First Home Mortgage Corp.	
4600 Indiana Avenue	6211 Greenleigh Ave; Suite 300	091-12-0-041.00
Nashville, TN 37209	Baltimore, MD 21220	
(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, **Jeff Estepp, LLC**

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brendan Veit, unmarried, and Beverly Veit and Eric Veit, wife and husband, as joint tenants with rights of survivorship**

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 the Southerly 50 feet of Lot Nos. 501 and 503 of Block No 83, Plan No 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee

Said part of Lot Nos 501 and 503 fronts 50 feet on the Westerly side of 46th Avenue North formerly 5th Street and runs back between parallel lines with the Northerly margin of Indiana Avenue 60 feet to the Easterly line of Lot No 505 of said Block.

Being a portion of the same property conveyed to Jeff Estepp, LLC by Warranty Deed from St. John Chrysostom Greek Orthodox Church of Nashville, Tennessee of record in Instrument No. 20241119-0089581 Register's Office for Davidson County, Tennessee, dated November 18, 2024 and recorded on November 19, 2024.

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 is improved property known as **4600 Indiana Avenue, Nashville, TN 37209**

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 our hands this the 10 day of February, 2026.

Jeff Estepp, LLC

BY: _____
Jeff Estepp, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Jeff Estepp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of **Jeff Estepp, LLC** the within named bargainor, a limited liability company, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Member.

Witness my hand and official seal this the 10 day of February, 2026.

_____ my commission expires: 11-8-27
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/10/26 (date of document).

Jennifer Russell
Affiant Signature

2/18/26
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

