Prepared By ~~& Return To:~~
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-107

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-C-25-535A

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ dd DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of February, 2026

Notary Public

My Commission Expires: 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/08/2028

Karen Johnson
Batch # 1383834
02/20/2026 03:00:52 PM
Fees: $13.00 Taxes: $3,459.50

Davidson County
DEEDWARR
2 pgs

20260220-0013788

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Disalle 535-A American Road Nashville, TN 37209	PRINCETON MORTGAGE 439 GRAND AVE EWING, NJ 08628	090-16-1L-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, I/WE,

Crews Construction & Development LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Disalle, UNMARRIED

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:

Thomas

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 535 American Road, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 535 American Road, a Horizontal Property Regime with Private Elements, at Instrument No. 20241204-0094152, as corrected by Scrivener's Affidavit of record at Instrument No. 20241211-0096136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John W. Holt and wife, Mary Jewell Holt by Warranty deed from J. Douglas Wright and J. Douglas Wright, Jr. of record in Book 2740, page 583, Register's Office for Davidson County, Tennessee, dated March 3, 1958 and recorded on March 7, 1958.

Said John W. Holt having deceased on or about April 9, 2003, vesting Mary Jewell Holt as surviving tenant.

Said Mary Jewell Holt having deceased on or about April 28, 2023. Affidavit of record in Instrument No. 20241002-0076478, Register's Office for Davidson County, Tennessee, names Theresa Holt Garrett and John Aaron Holt as the surviving heirs of Mary Jewell Holt, deceased.

Being a portion of the same property conveyed to Crews Construction & Development, LLC, a Tennessee limited liability company by Warranty Deed from John Aaron Holt and Theresa Holt Garrett of record in Instrument No. 20241002-0076479 Register's Office for Davidson County, Tennessee, dated September 27, 2024 and recorded on October 2, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 535-A American Road, 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 so 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.

Dated this the 17th day of February, 2026.

Crews Construction & Development LLC, a Tennessee Limited Liability Company

By: _____
Dwane Crews, Member

By: _____
Landen Crews, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, A.C. Martin of the state and county mentioned, personally appeared Dwane Crews, Member of Crews Construction & Development LLC and Landen Crews, Member of Crews Construction & Development LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Crews Construction & Development LLC, the within named bargainor, a Limited Liability Company, and that such Dwane Crews, Member of Crews Construction & Development LLC and Landen Crews, Member of Crews Construction & Development LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Brentwood, Tennessee, this 17th day of February, 2026.

_____
Notary Signature

Printed Name: A.C. Martin

My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD