Karen Johnson Davidson County
Batch# 1384943 DEEDWARR
02/24/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20260224-0014601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$895,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF FEBRUARY, 2026

Notary Public

MY COMMISSION EXPIRES: 12-29

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Japheth Thomas Siwo and Vanja Siwo	**Same as New Owner's**	082-07-0-476.00
(Name)	(Name)	
504 Arrington Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **II STACKS, LLC** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAPHETH THOMAS SIWO AND VANJA DOSAN AKA VANJA SIWO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Map of Sarah Hart Homestead Tract of record in Plat Book 57, Page 151, in the Register's Office for Davidson County, Tennessee, and being a part of a lot shown on survey of part of said Lot No. 1 made by S.M. McMurray of record in Plat Book 421, Page 8, said Register's Office and being further Lot No. 7 on an unregistered copy of a subdivision of said Lot No. 1, made by T.R Sanford, September 27, 1949, as follows:

Said Lot No. 7 fronts 43 feet on the South side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 86 feet East of the Easterly margin of North Fifth Street, 120 feet to a dead line.

Being the same property conveyed to II STACKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TROY LEON MURPHY, JR., UNMARRIED, of record in Instrument No. 20240524-0038985, dated May 22, 2024, said Register's Office.

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.

Executed by my hand this 18 Day of February 2026.

II Stacks, LLC

BY: _____
WAYNE THOMPSON
SOLE MEMBER

STATE OF CALIFORNIA

COUNTY OF Riverside

Before me, a Notary Public for the above referenced State and County, do hereby certify that WAYNE THOMPSON, as Sole Member of II STACKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Member.

Witness my hand and official seal, this the 18 of February, 2026.

_____
Notary Public

My Commission Expires: Feb 8, 2028

(SEAL)

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

LAVONDA C. LEE
COMM. #2479252
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires FEBRUARY 8, 2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-91W0-26-504

CERTIFICATE OF AUTHENTICITY

I, **Stephanie Woodall**, 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 **02/19/2026**.

Date

Stephanie Woodall

Affiant Signature

02/19/2026

Date

State of **Tennessee**

County of **Davidson**

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

Notary's Signature

My Commission Expires: 7-2-29

Date



Notary's Seal (if on paper)