Karen Johnson Davidson County
Batch # 1385248 DEEDWARR
02/25/2026 01:49:26 PM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20260225-0015045

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,750,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of February, 2026.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David H. Haase and Lindsay Jost	NEW OWNER	159-00-0-164.00
(NAME)	(NAME)	
837 W Hillview Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **TBG Renovations, LLC, a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **David H. Haase and Lindsay Jost, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16, as shown on the map entitled Section Three, Bokor Heights, of record in Plat Book 4300, page 62, as amended in Book 5431, page 452, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TBG RENOVATIONS LLC, A LIMITED LIABILITY COMPANY, by Warranty Deed from SHEROD H. ROBERTSON, AN UNMARRIED PERSON, of record as Instrument No. 20250129-0006934, Register's Office for Davidson County, Tennessee, dated January 27, 2025.

This property is __unimproved _X_improved property known as: 837 W Hillview Drive, Brentwood, TN 37027.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of February, 2026.

TBG Renovations LLC, a Limited Liability Company

By: Sole member
Brian Benton, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Brian Benton, 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 Sole Member of TBG Renovations, LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the TBG Renovations, LLC as Sole Member.

Witness my hand and official seal, this the 23rd day of February, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY