Karen Johnson Davidson County
Batch# 1386378 DEEDWARR
02/27/2026 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $691.90
20260227-0015505

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $187,000.00. Harry Gee IF Hana Affiant Subscribed and sworn to before me, this the 24th day of February, 2026. Notary Public My commission expires: 1/24/28

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
EMH LLC	New Owner(s)	043-11-0-042.00
1804 Looking Glass Lane		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDON THORNBERRY, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMH LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 27, Section 1, Anderson Estates, not of record, described according to a survey made by Harrey Gee, Surveyor, as follows:

BEGINNING at a point in the westerly margin of Myatt Drive, the common corner of Lots Nos. 27 and 28; thence with the line between said Lots, Westerly 136 feet to the corner of Lots Nos. 73 and 74; thence with the line between Lots Nos. 27 and 74, southerly 65 feet to the common corner of Lots 26 and 27; thence with the line between said lots easterly 136 feet to the easterly margin of Myatt Drive; thence with said margin of the same, northerly 65 feet to the beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, the following described real property; A tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

BEGINNING at a point in the present westerly right of way line of Myatt Drive at the Southeast corner of the Sorrells' Lands; thence Westerly along the Southerly line of the Sorrells' Lands, 10 feet to the new proposed Westerly right of way line of Myatt Drive; thence Northerly along the new proposed right of way line of Myatt Drive, 65.1 feet to a point in the northerly property line of the Sorrells' lands; thence easterly along the northerly property line of the Sorrells' lands; 10 feet to Sorrells' northeast corner; the same being in the present westerly right of way line of Myatt Drive; thence southerly along the present right of way line of Myatt Drive, 65.1 feet to the point of beginning, containing 650 square feet.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dickey Ryman, unmarried of record in Instrument No. 20180724-0072099 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on July 24, 2018.

Being the same property conveyed to Brandon Thornberry, a married man by Quit Claim Deed from Urban Gate Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190219-0014417 Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 19, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 214 Myatt Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2026.

Brandon Thornberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2026.

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1-22-29

Certification of Recorded Documents

I, Karen Suggs, 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 February 24, 2026.

Karen Suggs

(AFFIANT) – Karen Suggs

02/24/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of February, 2026.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY