Karen Johnson Davidson County
Batch# 1386581 DEEDWARR
02/27/2026 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20260227-0015753

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 day of February, 2026.

(Affix Seal) Notary Public

My Commission Expires:

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

2026-01-3754

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
King Rental Properties, LLC 1813 A Primrose Avenue Nashville, TN 37212	NEW OWNER	Map/Parcel 117-04-0H-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary A. Brennan, Trustee of Mary A. Brennan Revocable Living Trust dated January 17, 2000, and any amendments thereto**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **King Rental Properties, LLC, a North Carolina Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Primrose Townhomes, a horizontal property regime with private elements which is on Lot 3 of the Resubdivision of Lot No. 21, Block B on the Plan of Belmont Terrace, (Plat No. 20090429-0038927) as shown as Exhibit "B" of instrument No. 20090430-0039358, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Brennan and Mary Brennan, husband and wife by Warranty Deed from Jacob M. Tant and wife, Kristin Tant of record in Instrument No. 20130213-0014745 Register's Office for Davidson County, Tennessee, dated February 05, 2013 and recorded on February 13, 2013.

Being the same property conveyed to Brennan Properties, LLC by Quitclaim Deed from William Brennan and Mary Brennan, husband and wife of record in Instrument No. 20130419-0038957 Register's Office for Davidson County, Tennessee, dated February 21, 2013 and recorded on April 19, 2013.

Being the same property conveyed to Mary Agnes Brennan by Quitclaim Deed from Brennan Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240426-0030181 Register's Office for Davidson County, Tennessee, dated February 21, 2024 and recorded on April 26, 2024.

Being the same property conveyed to Mary A. Brennan, Trustee of the Mary A. Brennan Revocable Living Trust dated January 17, 2000, and any amendments thereto by Quitclaim Deed from Mary Agnes Brennan, unmarried of record in Instrument No. 20240905-0068391 Register's Office for Davidson County, Tennessee, dated July 01, 2024 and recorded on September 05, 2024.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1813 A Primrose Avenue, Nashville, TN 37212.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 27 day February, 2026.

Mary A. Brennan Revocable Living Trust dated January 17, 2000, and any amendments thereto

By: Mary A. Brennan, Trustee
Mary A. Brennan, Trustee

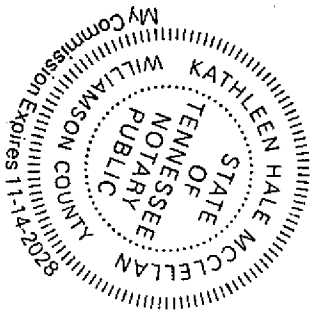
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary A. Brennan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of Mary A. Brennan Revocable Living Trust dated January 17, 2000, the within bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee of the Mary A. Brennan Revocable Living Trust dated January 17, 2000.

Witness my hand, at office, this 27 day of February, 2026.

Notary Public

My commission expires: _____



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 27, 26 (date of document).

Jennifer Pennell

Feb 27, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 27, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal