WARRANTY DEED

Karen Johnson Davidson County
Batch # 1386588 DEEDWARR
02/27/2026 02:48:31 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20260227-0015762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (475,000.00).

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
COGGINS RECOVERY LLC (NAME)	**NEW OWNER** (NAME)	**091 04 0 064.00**
1019 COLLEGE AVENUE NASHVILLE, TN 37209 (ADDRESS)	**284 SAINT ANDREWS DRIVE FRANKLIN, TN 37069** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of February, 2026, the undersigned, **FARMVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **COGGINS RECOVERY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1019 COLLEGE AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of UNIVERSITY HEIGHTS SUBDIVISION, SECTION 2 of record in Plat Book 1424, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the South margin of College Avenue at the common corner of Lots Nos. 8 and 9; thence with the line between said lots, Southeasterly 102.05 feet to a concrete monument; thence Southwesterly 30.45 feet to a concrete monument; thence Westerly 173.63 feet to the common corners of Lots Nos. 9 and 10; thence with the line between said lots, Northeasterly 133.25 feet to a point, and continuing with the line between said lots, Northerly 35 feet to the South margin of College Avenue; thence with the margin of said Avenue, Easterly along a slight curve, 27.48 feet to the beginning.

Being the same property conveyed to Farmview Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Derrick Moore and Sasha Moore, Husband and Wife, of record in Instrument No. 20191104-0113554, in the Register's Office of Davidson County, Tennessee, dated October 24, 2019, and recorded on November 04, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of February, 2026.

GRANTOR: FARMVIEW HOMES, LLC
BY: JON ROBERT WAGENMAN
ITS: AUTHORIZED SIGNER BY CONSENT ACTION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JON ROBERT WAGENMAN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Signer by Consent Action for **FARMVIEW HOMES, LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **FARMVIEW HOMES, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as Authorized Signer by Consent Action executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Signer by Consent Action.

WITNESS my hand, at office, on this 19th day of February, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY