Karen Johnson Davidson County
Batch# 1387590 DEEDWARR
03/03/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260303-0016637

Please Return to:

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Tracy Perryman **312 Mapleton Alley** **Hermitage, Tennessee 37076**	**First American Mortgage Solutions** **C/O New American Funding Post Closing** **1795 International Way** **Idaho Falls, ID 83402**	MAP **097** GROUP **02 0A** PARCEL **088.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

M & L, LLC, a Wyoming limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Tracy Perryman, an unmarried woman,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 88 on the final plat of Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, to which plan and certificate reference is hereby made for a more complete and accurate description the aforesaid plat of record in Instrument No. 20090603-0051286 voided, vacated and superseded Lots 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 93 and Open Space "E" as shown on the plat entitled "Villages of Riverwood", Phase One, Section One Revision One as of record in Instrument No. 20080723-0075577 (erroneously entered as 10080723-0075577), in said Register's Office.

Being the same property conveyed to M & L, LLC, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Robert M Wilson, Jr, Trustee, dated May 6, 2025 and filed of record May 20, 2025 as Instrument No. 20250520-0039682, See also Corrective Substitute Trustee's Deed filed for record on _____, and as Instrument No. 202603030016636, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Villages of Riverwood, Phase One, Revision Two, of record as Instrument No. 20090603-0051286, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20080408-0035557 and amended as 20170906-0091483, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **312 Mapleton Alley, Hermitage, Tennessee 37076.**

Such an 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 Tracy Perryman, an unmarried woman, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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.

WITNESS our hands this the 20th day of February 2026.

M & L, LLC, a Wyoming limited liability company

By: Mary Lazarus, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mary Lazarus, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Mary Lazarus, Managing Member** of **M & L, LLC, a Wyoming limited liability company,** the within named bargainor, a Wyoming Limited Liability Company, and that she as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 20th day of February 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of February 2026.

NOTARY PUBLIC
My Commission Expires: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Certificate of Authenticity

I, Pam Autry, 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 2/20/2026.

Date

Affiant Signature

2/20/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of February, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029
Date

Notary's Seal (if on paper)