Karen Johnson Davidson County
Batch# 1387726 DEEDWARR
03/03/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20260303-0016811

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37180-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of Feb. 2026.

NOTARY PUBLIC

My commission expires:

HEIDI RAE BERRYHILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 22, 2029

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Kyle Almeida, Holly Elizabeth Turner, and Scott David Turner 331 Gatewood Ave Nashville, TN. 37207	Same address as new owner	071-11-0K-001-00 CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTEEN THOUSAND AND 00/100 Dollars ($418,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LIFESTYLES HOME BUILDERS, INC.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GREGORY KYLE ALMEIDA, HOLLY ELIZABETH TURNER, AND SCOTT DAVID TURNER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit A as shown on the Declaration of Covenants, Conditions, and Restrictions for 331 Gatewood Lifestyle, a horizontal property regime with private elements, Exhibit A, of record in Instrument #20221013-0112464, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Lifestyle Home Builders, Inc., from Jacqueline A. Jenkins, a single person, by Warranty Deed dated August 11, 2021 and recorded August 13, 2021 in Instrument #20210813-0109327, said Register's Office.
--Scrivener's Affidavit of record in Instrument #20210909-0121022 made to correct the plat recording page and name of the grantee.

Being a portion of the same property conveyed to Jacqueline A. Jenkins from Marathon Asset Investment Trust 2007-1 by Special Warranty Deed dated February 20, 2009 and recorded March 6, 2009 in Instrument #20090306-0020342, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 331 Gatewood Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this ~~26~~ 25th day of February, 2026

GRANTOR(S)

Lifestyles Home Builders, Inc., a Corporation

By: Coby Hanai

Coby Hanai, President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of Lifestyle Home Builders, Inc., a Tennessee Corporation company and that he executed the within instrument for the purposes therein contained as said Authorized Agent, on behalf of Lifestyle Home Builders, Inc., a Tennessee Corporation.

WITNESS my hand and seal, this the 25 day of Feb. 2026.

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

Notary Public

Jennifer L Pennell

Printed Notary Name

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 2-25-2026 (date of document).

Jennifer Pennell

2-25-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 2-26, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

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