


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **NASHVILLE METRO HOLDINGS, LLC** | **SAME** | **119-02-0-125.00** |

| (NAME) | (NAME) | Karen Johnson Davidson County<br>Batch# 1387760 DEEDWARR<br>03/03/2026 02:12:30 PM 3 pgs<br>Fees: $18.00 Taxes: $814.00<br>20260303-0016860 |
|---|---|---|
| **3000 MERIDIAN BLVD., SUITE 160** | | |
| (ADDRESS) | (ADDRESS) | |
| **FRANKLIN, TN 37067** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being described as follows:
Being Lot No. 28 on the Map of the subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos. 6, 11, 12, and 13, Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 28 fronts 50 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

A deed heretofore conveyed from Millard Treaton Stubblefield, et ux, to the Highway Department of the State of Tennessee of record in Book 4360, page 62, Register's Office for Davidson County, Tennessee, being described as follows:

Being parts of Lot Nos 27 and 28 on the plan of the Subdivision of certain lots in Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Evelyn Drive said point being the northeast corner of Lot No. 26, on said plan; thence with the margin of Evelyn Drive South 84 deg. 00 min. East 100 feet to the northwest corner of Lot No. 29; thence with the westerly boundary of Lot 29 southwardly 26.6 feet to a point; thence South 77 deg. 21 min. West 105.7 feet to the easterly boundary of said Lot No. 26; thence with said boundary northwardly 60.3 feet to the point of beginning and containing 4345 square feet.

Being the same property conveyed to CONNIE M. WILLIAMS AND SHEILA F. TIDWELL, UNMARRIED , AS TENANTS IN COMMON WITH RIGHT OF SURVIVIORSHIP, by deed from DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THOROUGH CERTIFICATES SERIES 2005-W4, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 WITHOUT RECOURSE, BY AMC MORTGAGE SERVICES, of record in Instrument No. 20070209-0017327, dated February 6, 2007, said Register's Office.

SHEILA F. TIDWELL AND CONNIE M. WILLIAMS, BOTH UNMARRIED further conveyed to RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed of record in Instrument No. 20070705-0079971, dated July 3, 2007, said Register's Office.

Unimproved ( )
This is improved( X ) property, known as **109 EVELYN DRIVE, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 27th day of February, 2026.

**RARE EARTH PROPERTIES**
**A Tennessee General Partnership**

Connie M. Williams ptr.
**By: Connie M. Williams, Partner**

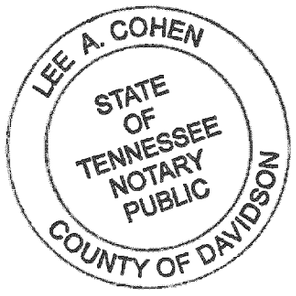
Sheila F. Tidwell, ptr.
**By: Sheila F. Tidwell, Partner**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Connie M. Williams and Sheila F. Tidwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Partners of **Rare Earth Properties,** the within-named bargainor, a Tennessee General Partnership, and that they as such Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Rare Earth Properties**, by themselves as such Partners.

Witness my hand and official seal at office this 27th day of February, 2026.

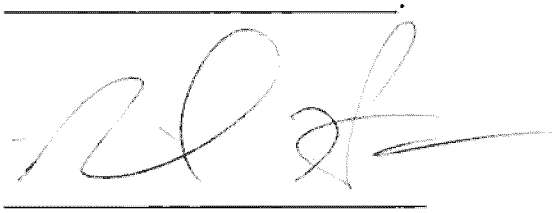
My commission expires: **March 3, 2026**




Lee A. Cohen
Notary Public

**Certificate of Authenticity**

I, Nick Harris, 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 2/27/26.



Affiant Signature

2/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of February, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

