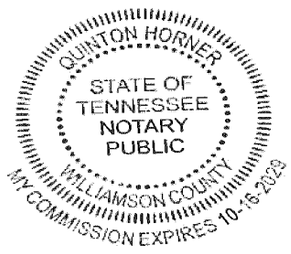
Karen Johnson Davidson County
Batch# 1387914 DEEDWARR
03/04/2026 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20260304-0017084

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 27th day of February, 2026. Notary Public My commission expires: 10/16/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
D&M Commercial LLC	New Owner(s)	11909011800 11909011900
1046 Willow Circle		
Clarksville, TN 37043		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **H & R MANAGEMENT OF TN, INC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D&M COMMERCIAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
404 Thompson Lane
Nashville, Tennessee 37211

Tract 1; Land in Davidson County, Tennessee, being part of Lot Nos, 24 and 25, on the Plat of McLean Subdivision, as of record m Book 421 , page 130, Register's Office for Davidson County, described according to surveys made by Z. J. Wilkinson, Surveyors, November 15, 1956, and July 9, 1960, as follows:

Beginning at an iron pin at the northwest corner of Thompson Lane, as widened and the first alley east of Grandview Street, formerly Caldwell Avenue; thence with the northerly margin of said Lane, westwardly 40,7 feet; thence northwardly 80.6 feet to an iron pin on the westerly margin of said alley, thence with same, southwardly 90.1 feet to the beginning.

Tract 2: Together with a permanent easement for access, use, maintenance and repair of the water line, sewer line, and water meter, as set forth in instrument of record in Book 6354, page 153, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Richardson and wife, Lana Richardson by Warranty deed from Roy S. Jones and Cason A. Dickinson, an unmarried person, and Cynthia Lynn Jones of record in Book 7543, page 743, Register's Office for Davidson County, Tennessee, dated May 13, 1988 and recorded on May 13, 1988.

Being the same property conveyed to Lana & Jenkins Properties, Inc. by Quitclaim deed from Michael H. Richardson and wife. Lana R. Richardson of record in Book 8174, page 369, Register's Office for Davidson County, Tennessee, dated August 10, 1990 and recorded on August 14, 1990.

Being the same property conveyed to H & R Management of TN, Inc. by Quit Claim Deed from Lana & Jenkins Properties, Inc, dated May 16, 1994, of record in Book 9345, page 955, Register's Office for Davidson County, Tennessee.

Property 2:
406 Thompson Lane
Nashville, Tennessee 37211

Land in Davidson County, Tennessee, being part of Lot Nos. 23, 24 and 25, on the Plat of McLean Subdivision, as of record in Book 421, page 130, Register's Office for said County, according to surveys made by Z. J. Wilkinson, Surveyor, November 15, 1956, and July 9, 1960, as follows:

BEGINNING at a point on the northerly margin of Thompson Lane, as widened, a distance of 40.7 feet west of first alley east of Grandview Street formerly Caldwell Avenue; thence with the northerly margin of said Lane, westwardly 21.4 feet to an iron pin; thence northwardly 132.7 feet to an iron pin on the dividing line between said two lots, eastwardly 3.7 feet to an iron pin on the westerly margin of the aforementioned alley; thence with same, southwardly 60.5 feet to an iron pin; thence southwardly 80.6 feet to the beginning.

Being the same property conveyed to Michael H. Richardson and wife, Lana R. Richardson by Warranty deed from Roy S. Jones and Cason A. Dickinson, an unmarried person, and Cynthia Lynn Jones of record in Book 7374, page 850, Register's Office for Davidson County, Tennessee, dated September 25, 1987 and recorded on October 8, 1987.
Being the same property conveyed to Lana & Jenkins Properties, Inc. by Quitclaim deed from Michael H. Richardson and wife. Lana R. Richardson of record in Book 8174, page 371, Register's Office for Davidson County, Tennessee, dated August 10, 1990 and recorded on August 14, 1990.

Being the same property conveyed to H & R Management of TN, Inc., by Quit Claim Deed from Lana & Jenkins Properties, Inc, dated May 16, 1994 of record in Book 9345, page 953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 404 Thompson Lane, Nashville, TN 37211, but such 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 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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of February, 2026.

H & R Management of TN, INC

By: _____
Lana Richardson

By: _____
Michael H. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Lana Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a shareholder of H & R Management of TN, INC, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 26 day of February, 2026.

_____
Notary Public

My Commission Expires: 10/16/29

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Michael H. Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a shareholder of H & R Management of TN, INC, and that he/, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 27 day of February, 2026.

_____
Notary Public

My Commission Expires: 10/16/29

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 27, 2026

Affiant Signature

3rd day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202603040017084