Karen Johnson Davidson County
Batch# 1391267 DEEDWARR
03/10/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260310-0019051

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $375,000.00-.

Affiant

Subscribed and sworn to before me this the 2nd day of March, 2026

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Charles Acheson 373 Kingview Drive, Nashville, TN 37218	NEW OWNER	058-16-0-122

KNOW ALL MEN BY THESE PRESENTS that, Revive Properties TN LLC, a Tennessee Limited Liability Company for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto Charles Acheson, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

The following certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section 4-A Hayne Park of record in Plat Book 4860, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Acheson by Warranty Deed from Revive Properties TN, LLC, and Delaware Limited liability Company of record as Instrument No. in the Register's Office for Davidson County, Tennessee, dated March 2, 2026 and recorded on .

This is improved property having a physical address of: 373 Kingview Drive, Nashville, TN 37218

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

record as Instrument No. 20000921-0094080 in the Register's Office for Davidson County, Tennessee, dated September 20, 2000 and recorded on September 21, 2000.

Being the same property conveyed to David M. Woods by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. of record as Book. 10406 Page 561 in the Register's Office for Davidson County, Tennessee, dated April 02, 1997 and recorded on April 04, 1997.

Parcel No.: 058 16 0 122.00

Being also known as 373 Kingview Drive, Nashville, TN 37218

This is improved property having a physical address of: 373 Kingview Drive, Nashville, TN 37218

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of March, 2026

Revive Properties TN LLC, a Delaware Limited Liability Company

By: Morgan Millikin
Morgan Millikin, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Owner of Revive Properties TN LLC, a Delaware limited liability company, and that as such Morgan Millikin, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.
Witness my hand and official seal at office at 2nd day of March, 2026

Notary Public
Commission Expires: 10/4/2027

Ryan Deane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Ryan Beare, 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 3/2/2026 (date of document).

Affiant Signature

3/4/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of March, 2026.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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