Karen Johnson Davidson County
Batch# 1392435 DEEDWARRSP
03/12/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20260312-0019897

Special Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $339,900.00. Affiant Subscribed and sworn to before me, this the 11th day of March, 2026. Notary Public My commission expires: 11/5/29

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:
Sherry Edmonds	New Owner(s)	061-01-0A-082.00-CO
590 Hart Road		
Dandridge, TN 37725		

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, **LUMA SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERRY EDMONDS, A MARRIED WOMAN**, 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:

Land situated in Davidson County, Tennessee, being Unit No. 75, as established in Declaration of Covenants, Conditions and Restrictions for East End Village (formerly known as East Village Lane, formerly known as Arrowhead), a Horizontal Property Regime with Private Elements of record at Instrument No. 201901 11-0003194, as amended by First Amendment at Instrument No. 20190521-0048039, being amended and restated at Instrument No. 20230606-0042999, as further amended in First Amendment of the Amended and Restated Declaration of record at Instrument No. 20230914-0072226, and Second Amendment to the Amended and Restated Declaration of record at Instrument No. 20240821-0064101, and Scrivener's Affidavit of record at Instrument No. 20240904-0068024, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to Woodland Street Partners LLC by Warranty Deed from J. Carlton Drumwright, Trustee of the Arrowhead Trust of record in Instrument No. 20171219-0129331 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

Being a portion of the same property conveyed to Luma Systems, LLC, a Tennessee limited liability company by Quitclaim Deed from Woodland Street Partners LLC, a Tennessee limited liability company of record in Instrument No. 20250311-0018152 Register's Office for Davidson County, Tennessee, dated March 05, 2025 and recorded on March 11, 2025.

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 260 Arrowhead Drive, Nashville, TN 37216, 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 11th day of March, 2026.

Luma Systems, LLC, a Tennessee Limited Liability Company

By: _____
Zachary Thomas, Sole Member

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 Zachary Thomas, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Luma Systems, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of March, 2026.

_____
Notary Public

CREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Stefan 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 March 11. 2026

Affiant Signature

12th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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