Karen Johnson Davidson County
Batch# 1392579 DEEDWARR
03/13/2026 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260313-0020102

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 6TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/19/28

(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maplewood Investments LLC, a Tennessee Limited Liability Company	NEW Owner (NAME)	
P.O. Box 8 (ADDRESS)	(ADDRESS)	117-04-0-174.00
Granville, TN 38564 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cynthia Mary Larkin, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Maplewood Investments LLC, a Tennessee Limited Liability Company , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 44 feet of Lot No. 3 and the northerly 6 feet of Lot No. 4 on the Plan of Map of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee. Said parts of Lot No. 3 and 4 front together 50 feet on the westerly side of Belmont Boulevard and run back between parallel lines 180 feet to an alley. Being the same property conveyed to William D. Larkin and wife, Margaret B. Larkin by Warranty Deed from Gail Tomlinson and her husband, Leslie B. Tomlinson of record in Book 4378, Page 942, Register's Office for Davidson County, Tennessee, dated October 17, 1969 and recorded on November 13, 1969.

Being the same property conveyed to Margaret B. Larkin by Quitclaim Deed from William D. Larkin and wife, Margaret B. Larkin of record in Book 4481, Page 587, Register's Office for Davidson County, Tennessee, dated February 5, 1971 and recorded on February 23, 1971.

Margaret B. Larkin died on or about March 22, 2024. Her Last Will and Testament being duly entered into Probate in Davidson County, Tennessee, under Docket No. 24P-802. Being a portion of the same property conveyed to Cynthia Mary Larkin by Executor's Deed from Cynthia Mary Larkin, Executor of the Estate of Margaret Bracey Larkin, deceased of record in Instrument No. 20240828-0066281 Register's Office for Davidson County, Tennessee, dated August 28, 2024 and recorded on August 28, 2024.

Margaret B. Larkin is one and the same person as Margaret Bracey Larkin and Margaret Virginia Bracey.

Cynthia Mary Larkin is one and the same person as Cynthia Larkin.

Subject to Grant of Appurtenant Easements for Joint Driveway of record in Book 10925, Page 510, Register's Office for Davidson County, Tennessee.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2711 Belmont Boulevard, Nashville, TN 37212
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 6th day of March, 2026.

Cynthia Mary Larkin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia Mary Larkin, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of March, 2026.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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 March 6. 2026

Affiant Signature

13th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th 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