Karen Johnson Davidson County
Batch# 1395395 DEEDWARR
03/20/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $6,937.50
20260320-0022325

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

File No. BC-26-329

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Martineau	Sirva Mortgage, Inc.	
(NAME) 1138 Cahal Avenue	(NAME) 6000 Lombardo Center, Ste. 500	072-14-0-046.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Seven Hills, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOME MADE, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY MARTINEAU, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 23 in the Plan of N. J. Gibsons Addition of Lot 2 of the Cahal Plan of record in Plat Book 161, Page 165, 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 Home Made Inc., a Tennessee Corporation by Warranty Deed from Ronald E. Hatchett and Stephanie C. Hatchett of record in Instrument No. 20250407-0026134 Register's Office for Davidson County, Tennessee, dated April 3, 2025 and recorded on April 7, 2025.

This is property more commonly known as 1138 Cahal Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 19th day of March, 2026.

Home Made Inc., a Tennessee Corporation

By:_____
Rachel Peiffer, Chief Operations Officer

By:_____
David Peiffer, Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **Ryan Lux** of the state and county mentioned, personally appeared **Rachel Peiffer** and **David Peiffer** of **Home Made Inc.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Chief Operations Officer** and **Chief Executive Officer** of **Home Made Inc.**, the within named bargainor, a Corporation, and that such **Rachel Peiffer** and **David Peiffer** of **Home Made Inc.** as such **Chief Operations Officer** and **Chief Executive Officer**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as **Chief Operations Officer** and **Chief Executive Officer**.

Witness my hand and seal, this 19th day of March, 2026.

_____
Notary Signature

My commission expires:_____



True Copy Certification

I, **Tammy Carney,** 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 this the 19th day of March, 2026.

Affiant Signature

Date 3.19.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027