Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible]ville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $750,000.00.

Affiant

Subscribed and sworn before me this the 25th day of March, 2026.

Notary Public
My commission expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Karen Johnson
Batch # 1398534
03/27/2026 11:16:16 AM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20260327-0024439

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Southern Acre Properties, LLC 78 Fern Avenue Nashville, TN 37207	Southern Acre Properties 1376 CR 2540 E. Ogden, IL 61859	071-14-0E 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAWN GRUBER AND NICOLE GRUBER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SOUTHERN ACRE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, Sky at Fern, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695, and being shown on Plat attached thereto as Exhibit "B", 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 Shawn Gruber and Nicole Gruber, husband and wife, by deed dated 12/14/2022, from Kemper P. Maxwell, a married man, Parker Brown, a single man, and Craig T. Stanley, a married man, of record in Instrument No. 20221216-0130379, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 78 Fern Avenue, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of March, 2026.

Shawn Gruber

Nicole Gruber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shawn Gruber and Nicole Gruber, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2026.

My commission expires:
7/17/28

Notary Public

