WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,299,999.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2026.

Notary Public
COMMISSION EXPIRES: 11/26/2028

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1400303 DEEDWARR
04/01/2026 03:53:30 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20260401-0026110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Haviland Elizabeth Danielle Haviland	NEW OWNER	092-10-0-073
(NAME)	(NAME)	
521 31st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Jones Construction, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Haviland and Elizabeth Danielle Haviland, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 36 on the Plan of Charlotte Heights of record in Book 57, Page 169, (erroneously referenced in a prior deed in title as Book 1560, Page 251) 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 Jones Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Anna Mitchell Brown and Daniel Morgan Ryan, married, of record in Instrument No. 20220308-0026106, dated February 24, 2022, recorded on March 8, 2022, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 521 31st Avenue North (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (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. successors 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, successors 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 hands this 31 day of March, 2026.

Jones Construction, LLC, a Tennessee Limited Liability Company

By: S. Nixon Pressley, Designated Agent

S. Nixon Pressley, Designated Agent

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named S. Nixon Pressley, with whom I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged himself to be the Designated Agent of **JONES CONSTRUCTION, LLC**, a Tennessee limited liability company, the within named bargainor, and who further in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as its Designated Agent, and upon oath acknowledged that he did so freely and voluntarily and for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 31ST day of March, 2026.

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Commission Expires: 9-7-2026

Certificate of Authenticity

I, Anthony N. Greco, 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 the 31st day of March, 2026.

Anthony N. Greco, Affiant — 03/31/2026 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 31st day of March, 2026.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027