WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402461 DEEDWARR
04/07/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20260407-0027698

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,450,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 27TH DAY OF MARCH, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 150126

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Samantha Baah 512 Weakley Avenue Nashville, TN 37207	Samantha Baah 512 Weakley Avenue Nashville, TN 37207	071-10-0-097.01

For and in consideration of the sum of One Million Four Hundred Fifty Thousand And 0/100 ($1,450,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

512 WEAKLEY AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

SAMANTHA BAAH, A MARRIED WOMAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the Northerly 50 feet of Lots Numbers 38 and 39 on the Map of Weakley and Dodd's Subdivision of Lot No. 17, in the Brooklyn Plan of record in Book 57, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR 512 WEAKLEY AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to NANA YAW OHENE BAAH AND SAMANTHA BAAH FOR THE TRANSFER OF PROPERTY LOCATED AT 512 WEAKLEY AVENUE, NASHVILLE, TN 37207.]

Witness our/my hand on the 27th day of March, 2026.

512 Weakley Avenue, LLC, A Tennessee Limited Liability Company

By: Elde Guerrier
Its: Managing Member

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned, of the state and county aforesaid, personally appeared Elde Guerrier, Managing 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 512 Weakley LLC of , and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as .

Witness my hand and official seal this 27th day of March, 2026.

Notary Public
My Commission Expires: 7/13/28

Kristin Michelle Edwards
My Commission Expires
7/13/2028
Notary ID125072534

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/31/26 (date of document).

Affiant Signature

3/31/26

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 7/17/26

NOTARY'S SEAL

AMY WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 17, 2028