Karen Johnson Davidson County
Batch# 1402621 DEEDWARR
04/07/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20260407-0027916

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

Jamicka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2026.

F Lowe
Notary Public

MY COMMISSION EXPIRES: MAY 16, 2029
(AFFIX SEAL)

FAITH L LOWE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

02-NSH26-10998

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tide Enterprises, LLC 6924 Sunnywood Dr. Nashville, TN 37211	Tide Enterprises, LLC 6924 Sunnywood Dr. Nashville, TN 37211	173-09-0A-067.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **987, LLC a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tide Enterprises, LLC a Tennessee limited liability company**, hereinafter called the Grantees, their 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. 60, Revision One, Section Two Lenox Village, as shown on plat of record in Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Brody-Waite by Warranty Deed from Nathan A. Gooden, an unmarried man of record in Instrument No. 20040924-0115717 Register's Office for Davidson County, Tennessee, dated September 10, 2004 and recorded on September 24, 2004.

Being the same property conveyed to 987, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Michael Brody-Waite, a married man of record in Instrument No. 20150202-0009720 Register's Office for Davidson County, Tennessee, dated January 26, 2015 and recorded on February 02, 2015.

Map/Parcel 173-09-0A-067.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7706 Porter House Drive, Nashville, TN 37211

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. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 1st day of April, 2026

987, LLC a Tennessee limited liability company

BY: _____
Michael Brody-Waite
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Brody-Waite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member of 987, LLC a Tennessee limited liability company, and that he/she is authorized by 987, LLC a Tennessee limited liability company to execute this instrument on its behalf as such Member.

Witness my hand and seal at Brentwood, Tennessee, this 1st day of April 2026.

_____
Notary Public
My Commission Expires: May 16, 2029

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 April 10th, 2026.

Tameika Jones — Custodian's Signature

4/10/2026 — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: 05-16-29

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY