WARRANTY DEED

T. P. BOSHEARS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. TN-25-335

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 3 day of ~~March~~ April, 2026

Notary Public

MY COMMISSION EXPIRES: 3/9/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services, LLC
3817 Northwest Expressway, 755, Oklahoma City, OK 73112

ADDRESS NEW OWNER(S) AS FOLLOWS:	NEW OWNER	MAP-PARCEL NUMBERS
(NAME) Nashville Metro Holdings, LLC	(NAME)	080-08-0-400
(ADDRESS) 3205 Holland Lane	(ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37218	(CITY) (STATE)	

Karen Johnson Davidson County
Batch# 1403665 DEEDWARR
04/09/2026 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $721.50
20260409-0028774

FOR AND CONSIDERATION OF THE SUM OF TEN ($10) 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, **Terry Dawyne Biles, a married man, Nicole S. Scales, a unmarried woman, Joshua Jermaine Buford, an unmarried man, and Andrea Sherrell, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Metro Holdings, LLC, an Tennessee Limited Liability Company**, 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:

Lot Number 343 on the Plan of Bordeaux Hills, Section 2, of record in Book 3600, Page 7, Register's Office for said county.

Said Lot No. 343 fronts 67 feet on the Westerly side of Holland land and extends back 155.0 feet on the Northerly line and 135.0 feet on the Southerly line, to a deadline in the rear, measuring 45.3 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being the same property conveyed to Andrew B. Biles, and Vanessa Biles, as joint tenants with full rights of survivorship by Quitclaim Deed from Brown Andrew Biles, also known as Andrew B. Biles, dated May 18, 2017, and filed on May 18, 2017, of record in Instrument No. 20170518-0049290, said Register's Office. The said Vanessa Biles subsequently died on December 10, 2010, thereby vesting title to Andrew B. Biles as surviving tenant by the entirety. The said Andrew B. Biles, a/k/a Brown Andrew Biles, subsequently died intestate on May 17, 2024. An Affidavit of Heirship was recorded on August 7, 2025 in Instrument Number 20250807-0062836, Davidson County, Tennessee

Register of Deed's Office. A Corrective Affidavit of Heirship, dated 4/3/26, was recorded on 4/8/26, in Instrument No. 20260408-0028528, Davidson County, Tennessee Register of Deed's Office thereby vesting title to Terry Dwayne Biles, Nicole E. Scales, Joshua Jermaine Buford, and Andrea Sherrell, as the heirs at law of Brown Andrew Biles, a/k/a Andrew N. Biles, a/k/a Andrew Biles.

This is not the marital residence of any Grantor and is not subject to marital interest.

This is property more commonly known as 3205 Holland Lane, Nashville, TN 37218.

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 my/our hand this 30th day of March, 2026.

Terry ~~Dwayne~~ Biles

Nicole E. Scales

Andrea Sherrell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, D. Hardwick, on this day personally appeared Terry ~~Dwayne~~ Biles, Nicole E. Scales, and Andrea Sherrell, known to me or proved to me on the oath of _____ or through Drivers license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of March, 2026.

D. Hardwick
Notary Public Signature
my commission expires: 03/09/2027

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Witness my/our hand this 31 day of March, 2026.

Joshua Jermaine Buford

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, Joshua Buford, on this day personally appeared Joshua Jermaine Buford, known to me or proved to me on the oath of _____ or through ID Armband to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

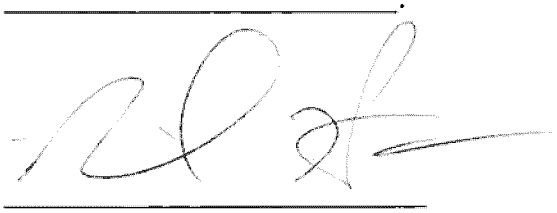
Given under my hand and seal of office this 31 day of March, 2026.

3/8/28
Notary Public Signature

JACKIE RACKLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Nick Harris, 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 4/3/26.



Affiant Signature

4/3/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of April, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

