Karen Johnson Davidson County
Batch# 1403779 DEEDWARR
04/09/2026 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $10,730.00
20260409-0028913

WARRANTY DEED

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. AP-26-1862

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Marsh, Trustee of Little Blanket Revocable Trust dated March 25, 2026	**New Owner**	
(NAME)	(NAME)	
1807 Lakehurst Drive	**30 Music Square West #105**	083-10-0-250.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37203**	
(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/we, **1807 Lakehurst LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Marsh, Trustee of Little Blanket Revocable Trust dated March 25, 2026**, 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:

Land in Davidson County, Tennessee, being part of 10-12 acre tract as shown in the Plan of Richardson Place, as of record in Book 547, Page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, September 4, 1935, and revised on October 1, 1935, and revised on October 1, 1936, as follows:

Beginning at a point in the North margin of a 20-foot unnamed roadway as shown on said plan known as Lakehurst Drive, being the Southwest corner of a 60-foot lot shown on said survey; thence Northerly 140 feet to the South line of the McEwen Subdivision, of record in Book 332, Page 133, said Registers Office; thence with the line of said Subdivision, Easterly 75 feet to a point, thence Southerly 140 feet to the North margin of Lakehurst Drive, thence with the margin of the same, Westerly 75 feet to the point of beginning.

Being the same property conveyed to 1807 Lakehurst LLC, a Tennessee limited liability company by Warranty Deed from Alisha Nicole Sanders, an unmarried woman of record in Instrument No. 20220913-0102232 Register's Office for Davidson County, Tennessee, dated September 09, 2022 and recorded on September 13, 2022.

This is property more commonly known as 1807 Lakehurst Drive, Nashville, TN 37206.

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 6th day of April, 2026.

1807 Lakehurst LLC, a Tennessee Limited Liability Company

By: _____, Authorized Agent
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Lyon Porter, Member of 1807 Lakehurst LLC and Invent Communities, Inc., (Jamie Pfeffer) of 1807 Lakehurst LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and of 1807 Lakehurst LLC, the within named bargainor, a Limited Liability Company, and that such Lyon Porter, Member of 1807 Lakehurst LLC and Invent Communities, Inc., (Jamie Pfeffer) of 1807 Lakehurst LLC as such Member and , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and .

Witness my hand and seal, this 6th day of April, 2026.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, 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 6, 2026**.

Date

Alli P

Affiant Signature

4/8/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

