Name and Address of New Owner:
Jameson Tankersley and Noah Mizer
910 South 14th Street
Nashville, TN 37206

Send Tax Bills To:
United Home Loans, Inc
1023 Burlington Avenue
Western Springs, IL 60558

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1404783 DEEDWARR
04/13/2026 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20260413-0029874

Map & Parcel No: 094-05-0-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **D&D Holding Group, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jameson Tankersley, an unmarried man, and Noah Mizer, an unmarried woman, as joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 75 on the map of Shelby Heights, Section One, revised, as of record in Plat Book 2330, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica N. Orvis, unmarried, by Warranty Deed from David Lakey and wife, Sarah Lakey of record in Instrument No. 20110222-0014381 Register's Office for Davidson County, Tennessee, dated February 14, 2011 and recorded on February 22, 2011.

Being the same property conveyed to D&D Holding Group, LLC by Warranty Deed from Jessica Orvis, unmarried, of record in Instrument No. 20260227-0015777 Register's Office for Davidson County, Tennessee, dated February 25, 2026 and recorded on February 27, 2026.

Being improved property known as 910 South 14th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of April, 2026.

D&D Holding Group, LLC, a Tennessee Limited Liability Company

By: _____
Alexander Dant, Manager

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle, of the state and county mentioned, personally appeared Alexander Dant, Manager 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 the Manager of D&D Holding Group, LLC, the within named bargainor, a Limited Liability Company, and that as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand, at office, this 10th day of April, 2026.

Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $353,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 11/28/27
File No. GNT-26-4532

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 4-10-26.

Affiant Signature 4-10-26
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 5-9-26

