Karen Johnson Davidson County
Batch# 1404910 DEEDWARR
04/14/2026 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $3,644.50
20260414-0030046

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $985,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 7th day of April, 2026. Notary Public My commission expires: 12/19/28

APRIL SUMMERLD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Valerie Madden and Michelle Pollino 6556 Jocelyn Hollow Road Nashville, TN 37205	SAME	12901003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GROUNDLY HOME LESSOR LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **VALERIE JEAN MADDEN** and spouse, **MICHELLE POLLINO** (collectively, the "Grantees"), their heirs, and their assigns, effective as of this 7th day of April,

2026 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 754, as shown on the map entitled Plan of West Meade Farms Inc., Section VIII, of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Groundly Home Lessor LLC, a Delaware limited liability company, by Quitclaim Deed from Groundly Home Owner LLC, a Delaware limited liability company, of record as Instrument No. 20231006-0078693, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed as to Improvements from Groundly Home Owner LLC, a Delaware limited liability company, of record as Instrument No. 20240718-0054294, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2026 and subsequent years, which have been prorated and assumed by Grantee; and

2. Matters shown on the Plan of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee.

This is improved property known as 6556 Jocelyn Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantees, their heirs, and their assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, and their assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

GROUNDLY HOME LESSOR LLC,
a Delaware limited liability company

By: _____
Austin Lee, General Counsel, Corporate and Secretary

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AUSTIN LEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **GENERAL COUNSEL, CORPORATE and SECRETARY** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of April, 2026.

_____
Notary Public

My Commission Expires: 12/8/29

CHANTELE HOWAI
Notary Public, State of New York
No. 01HO0044453
Qualified In Kings County
My Commission Expires December 8, 2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 7. 2026

Affiant Signature

13th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028