WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405111 DEEDWARR
04/14/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $792.37
20260414-0030298

File No. SG-26-1854

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,154.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Nashville Metro Holdings, LLC	**Nashville Metro Holdings, LLC**	
(NAME) 820 West Greenwood Avenue	(NAME) **3000 Meridian Blvd., Ste. 160**	082-04-0-173.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Franklin, TN 37067**	
(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, **Jenkins Homebuyers LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Metro Holdings, LLC, a 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:

Situated in county of Davidson, state of Tennessee, and described as follows, to-wit:

Being Lot No. 51 on the plat of Thornby place of record in plat Book 332, Page 3, register's office for said county. Said Lot No. 51 fronts 50 feet on the South side of Edgar avenue, now west greenwood avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Albert Raymer and wife, Paula Raymer by Warranty Deed from Adrienne H. Brandon ,Sole Owner of record in Instrument No. 20001215-0123376 Register's Office for Davidson County, Tennessee, dated December 06, 2000 and recorded on December 15, 2000.

Being the same property conveyed to Paula H. R. Raymer and Roger L. Hosmer by Quit claim Deed from Paula Raymer of record in Instrument No. 20030515-0066418 Register's Office for Davidson County, Tennessee, dated May 08, 2003 and recorded on May 15, 2003.

Being the same property conveyed to Paula H. R. Raymer and Roger L. Hosmer, wife and husband, by Quit Claim Deed from Paula H. R. Raymer and Roger L. Hosmer, wife and husband, of record in Instrument No. 20040714-0083790 Register's Office for Davidson County, Tennessee, dated July 13, 2004 and recorded on July 14, 2004.

Being the same property conveyed to Paula H Hosmer and Roger L. Hosmer, wife and husband,as tenants by the entirety and Albert Raymer by Quit Claim Deed from Paula H. Hosmer, f/k/a Paula H. R. Raymer and Roger L. Hosmer, wife and husband, of record in Instrument No. 20160302-0020167 Register's Office for Davidson County, Tennessee, dated February 24, 2016 and recorded on March 02, 2016.

Roger L. Hosmer having passed on April 30, 2019 according to that Death Certificate filed with the State of Tennessee Office of Vital Records.

Being the same property conveyed to the Jenkins Homebuyers LLC, herein by Deed from Paula H. Hosmer, a Widowed Woman, dated 4/10/2026 and appearing of record at Instrument No. 20260414-0030107, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 820 West Greenwood Avenue, 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 13th day of April, 2026.

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

Jenkins Homebuyers LLC

By: _____
BFJ SOLUTIONS, LLC, sole member
BY: Benjamin F. Jenkins, sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigend, a Notary Public of the state and county mentioned, personally appeared Benjamin F. Jenkins, 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 sole member of BFJ Solutions, LLC, a Wyoming limited liability copmany, which is the Sole Member of Jenkins Homebuyrs, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Sole Member executed the foregoing instrument for the purposese therein contained, by signing the name of the limited liability company by himself/herself as Sole Member.

Witness my hand and seal, at office in NASHVILLE, TN, this 13th day of April, 2026.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: _____

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 4/13/2026.

Date

Affiant Signature

4/14/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)