Karen Johnson Davidson County
Batch# 1405176 DEEDWARR
04/14/2026 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20260414-0030386

Name and Address of New Owner:
One Roof LLC
2012 Jones Circle
Nashville TN 37207

Send Tax Bills To:
Same as New Owner

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

Map & Parcel No: 071-08-0-113.00

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, **Vincit Homes, 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 **One Roof LLC, an Arizona Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Hensley Group, LLC, A Tennessee Limited Liability Company by Warranty Deed from Brandon Thornberry, a married man, of record in Instrument No. 20190401-0029265 Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on April 1, 2019.
>
> Being the same property conveyed to Vincit Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Hensley Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190930-0099397 Register's Office for Davidson County, Tennessee, dated September 23, 2019 and recorded on September 30, 2019.
>
> FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 2012 Jones Circle, Nashville, Tennessee 37207.

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 Grantee, and the Grantee's 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 13th day of April, 2026.

Vincit Homes, LLC, a Tennessee Limited Liability Company

By: _____
John McChesney, Member

By: _____
Houston Little III, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared John McChesney and Houston Little III 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 Members of Vincit Homes, LLC, the within named bargainor, a Limited Liability Company, and that as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand, at office, this 13th day of April, 2026.



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

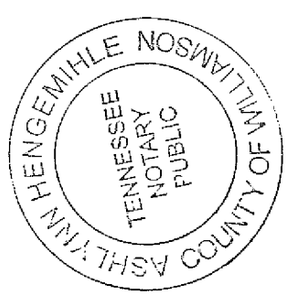
AFFIDAVIT OF VALUE

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 $210,000.00, 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 13th day of April, 2026.



_____
~~Notary Public~~
My commission expires: 11/28/27
File No. GNT-26-4564

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 4-13-26.

Affiant Signature

4-13-26
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 5-8-26

