Karen Johnson Davidson County
Batch# 1405864 DEEDWARR
04/15/2026 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20260415-0030831

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KELAUS JEROME GRESHAM, AN UNMARRIED MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FED DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT: BEING IN THE 1ST, FORMERLY THE 2ND WARD OF THE CITY OF NASHVILLE, SAID COUNTY AND STATE, BEING LOT NOS. 38 AND 39 ON THE PLAN OF J. L. VALENTINO'S SUBDIVISION OF LOT NO. 1 OF THE WOODARD PROPERTY, AS OF RECORD IN BOOK 57, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NOS 38 AND 39 FRONT TOGETHER 66-2/3 FEET ON THE WESTERLY SIDE OF NINTH AVE, NORTH, FORMERLY BUENA VISTA PIKE, AND RUN BACK BETWEEN PARALLEL LINES 174 FEET TO AN ALLEY.

THIS BEING THE SAME PROPERTY CONVEYED TO KELAUS JEROME GRESHAM, UNMARRIED, BY QUITCLAIM DEED FROM SABRINA JOHNSON GRESHAM, UNMARRIED, DATED AUGUST 20, 2025 AND RECORDED IN INSTRUMENT NUMBER 20250822-0067443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO SABRINA JOHNSON GRESHAM BY QUITCLAIM DEED FROM PATRICIA J. JOHNSON, INDIVIDUALLY AND AS HEIR AT LAW OF WILLIAM H. B. HARDING AND ALBERTA G. HARDING, INDIVIDUALLY AND AS THE SURVIVING SPOUSE OF WILLIAM H. B. HARDING, DATED SEPTEMBER 23, 1997 AND RECORDED IN DEED BOOK 10618, PAGE 912, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1815 9th AVE N, Nashville, TN 37208, AND IS DESIGNATED AS MAP AND PARCEL NO. 081 08 0 019.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14 day of APRIL, 2026.

KELAUS JEROME GRESHAM

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KELAUS JEROME GRESHAM, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in NASHVILLE (City), TN (State), on this the 14 day of APRIL, 2026

Notary Public
My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00.

Affiant

Subscribed and sworn to before me, this the 14 day of April, 2026.

NOTARY PUBLIC
My commission expires 04-15-2026

BRITTNEY L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
FED DEVELOPMENT LLC
4220 Franklin Pike
Nashville, TN 37204

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 081 08 0 019.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Teal Rogers, 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 04/14/2026 (date of document).

Teal Rogers
Affiant Signature

04/15/2026
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 15 day of April, 2026.

Brittney Clark
Notary Signature

My Commission Expires: 08-15-2026
Notary Seal

