Karen Johnson Davidson County
Batch# 1405895 DEEDWARR
04/15/2026 01:25:30 PM 4 pgs
Fees: $23.00 Taxes: $980.46
20260415-0030897

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611284

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$264,990.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires:

ALEJANDRA HOLT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

WARRANTY DEED

THIS INDENTURE, made this 14th day of April, 2026, among:

ONE ROOF LLC,

AN ARIZONA LIMITED LIABILITY COMPANY

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

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 Vincit Homes, LLC, a Tennessee limited liability company by deed from Hensley Group, LLC, a Tennessee limited liability company, dated September 23, 2019, of record in Instrument No. 20190930-0099397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to One Roof, LLC, an Arizona limited liability company by deed from Vincit Homes, LLC, a Tennessee limited liability company, dated April 13, 2026, of record in Instrument No. 20260414-0030386, Register's Office for Davidson County, Tennessee.

Being also known as 2012 Jones Circle, Nashville, TN 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

OneRoof LLC an Arizona Limited Liability Company

BY: Jesse Stewart

Jesse Stewart, Member

State of Arizona
County of Maricopa

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Jesse Stewart*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ***Authorized Signor*** of ***OneRoof LLC*** the within named bargainor, and that he as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Authorized Signor***.

Witness my hand and official seal this 13 day of April, 2026.

DEANA LOWRANCE
Notary Public - Arizona
Maricopa County
Commission # 664743
My Commission Expires 04/30/2028

Notary Public Deana Lowrance
My Commission Expires: 4302028

Owner Name & Property Address:

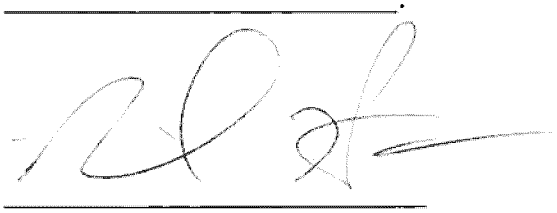
Name: Nashville Metro Holdings, LLC
Address: 2012 Jones Circle
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 2012 Jones Circle
City, State, Zip: Nashville, TN 37207

Certificate of Authenticity

I, Nick Harris, 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 4/14/26.



Affiant Signature

4/14/26

Date

State of Tennessee

County of Williamson

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



Notary's Signature

My Commission Expires: 3/9/27

Date

