Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-1241

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of April, 2026

Notary Public

Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1408317 DEEDWARR
04/20/2026 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,405.63
20260420-0032114

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dong Mun and Lun Muan Van 363 Leo Lane Nashville, TN 37211	NEW OWNER	148-09-0-009.00

WARRANTY DEED

FOR AND IN 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,

Arsenal Holdings, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dong Mun, and Lun Muan Van

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Haywood Heights, Section 2, of record in Book 2663, page 13, and as corrected in Book 2649, page 177, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John Robert Hudson and wife, Jewel Ann Hudson, by Warranty Deed from Gaines and Gregory Construction Company, Inc., a Corporation of record in Book 2692, page 93, Register's Office for Davidson County, Tennessee, dated August 01, 1957 and recorded on August 02, 1957.

The said John Robert Hudson died March 5, 1992. His interest in the property conveyed passed to Jewel Ann Hudson as the surviving tenant by the entirety.

Being the same property conveyed to Donna F. Hudson, Trustee of the Hudson Trust dated February 5, 2019, by Quitclaim Deed from Jewel Ann Hudson, dated February 5, 2019 and recorded March 4, 2019 in Instrument No. 20190304-0019120, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee limited liability company by Warranty Deed from John A Hudson, Trustee of the Hudson Trust Dated February 5, 2019 of record in Instrument No. 20251222-0101185 Register's Office for Davidson County, Tennessee, dated December 18, 2025 and recorded on December 22, 2025.

Being the same property conveyed to Arsenal Holdings, LLC, A Tennessee limited liability company by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee limited liability company of record in Instrument No. 20251229-0102670 Register's Office for Davidson County, Tennessee, dated December 18, 2025 and recorded on December 29, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 363 Leo Lane, Nashville, TN 37211

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 so 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.

Dated this the 9th day of April, 2026.

Arsenal Holdings, LLC, a Tennessee Limited Liability Company

By: Timothy Levesque
Timothy Levesque, Sole Member

STATE OF Florida
COUNTY OF Hillsborough

Before me, 04/09/2026 of the state and county mentioned, personally appeared Timothy Levesque, Sole Member of Arsenal Holdings, LLC, 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 Sole Member of Arsenal Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Timothy Levesque, Sole Member of Arsenal Holdings, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in 04/09/2026, this 9th day of April, 2026.

Notary Signature

Printed Name: Thomas E Burrus II

My commission expires: 01/11/2027

THOMAS E BURRUS II
Notary Public - State of Florida
Commission # HH348846
Expires on January 11, 2027

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Lacey Chumley, 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 9, 2026**.

Date

Lacey Chumley

Affiant Signature

April 20, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of April, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON