Karen Johnson Davidson County
Batch# 1413798 DEEDWARR
04/30/2026 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $2,565.95
20260430-0038461

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $693,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

File No. BC-26-393

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary L. Mitchell, Trustee of the Mary L. Mitchell Revocable Living Trust dated March 2, 2026	New Owner	
(NAME)	(NAME)	119-14-0-004.00
2910 Simmons Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY L. MITCHELL, TRUSTEE OF THE MARY L. MITCHELL REVOCABLE LIVING TRUST DATED MARCH 2, 2026**, 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:

Land in Davidson County, Tennessee, being Lot No. 31 of Block E on the Plan of WOODBINE COURTS, SECTION NO. 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the southerly margin of Collier Avenue, said point being the common corner of Lots 30 and 31; thence with the line between said two lots, southwardly 105.5 feet to a point in the southeast corner of said Lot 31 and the northeast corner of Lot 32; thence with the line between Lots 31 and 32, westwardly 150 feet to the easterly margin of Simmons Avenue; thence with the easterly margin of said Avenue, northwardly 54.4 feet to the beginning of a curve; thence around said curve northeastwardly 79.6 feet to the southerly margin of Collier Avenue; thence with the southerly margin of said Avenue, eastwardly 98.9 feet to the point of beginning.

Being the same property conveyed to Leamon L. Hawn and wife, Nola F. Hawn by Warranty Deed from James E. Hickerson, Trustee with the full power to mortgage, sell, transfer, or convey without the joinder of any beneficiary by deed of record in Book 5140, Page 793, in the Register's Office for Davidson County, Tennessee, dated April 25, 1977 and recorded on April 27, 1977. The said Leamon L. Hawn aka Leamon Lloyd Hawn died on or about May 30, 2020. The said Nola F. Hawn aka Nola Faye Hawn died on or about February 24, 2024.

Being the same property conveyed to FH Investments, LLC, by Warranty Deed from Mark Hawn, as Executor of the Estate of Nola Faye Hawn, under Letters Testamentary issued by the Circuit Court of Davidson County,

Tennessee, Probate Division, Docket No. 24P640, of record in Instrument No. 20250404-0025576, Register's Office for Davidson County, Tennessee, dated March 31, 2025, and recorded on April 04, 2025, and as revised through Scrivener's Affidavit of record in Instrument Number 20260423-0033607, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 2910 Simmons Ave, Nashville, TN 37211.

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 Block E on the Plan, Woodbine Courts, Section No. 2.

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 29th day of April, 2026.

FH Investments, LLC, a Tennessee Limited Liability Company

By:_____
Lukas Ham, Member

By:_____
Russell Fast, Member

By:_____
Tehya Ham, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux, of the state and county mentioned, personally appeared Lukas Ham, 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 Member (or other officer authorized to execute the instrument) of FH Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 29th day of April, 2026.

_____
Notary Signature

Printed Name:_____
My commission expires:_____



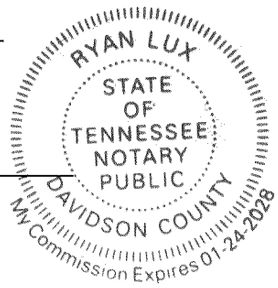
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux, of the state and county mentioned, personally appeared Russell Fast, 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 Member (or other officer authorized to execute the instrument) of FH Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 29th day of April, 2026.

Notary Signature

Printed Name:_____
My commission expires:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux, of the state and county mentioned, personally appeared Tehya Ham, 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 Member (or other officer authorized to execute the instrument) of FH Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 29th day of April, 2026.

Notary Signature

Printed Name:_____
My commission expires:_____



True Copy Certification

I, **Tammy Carney,** 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 this the 29 day of April, 2026.

Affiant Signature

Date 4.29.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

