Karen Johnson Davidson County
Batch# 1414971 DEEDWARR
05/01/2026 04:11:30 PM 4 pgs,
Fees: $23.00 Taxes: $2,609.43
20260501-0039121

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611299

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 **$705,250.00** 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 30th day of April, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2026, among:

JANELLE A. SIMMONS

A WIDOW

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

AND

CIRCUIT CAPITAL HOLDINGS LLC
A FLORIDA 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 the northerly one-half of Lot No. 101 on the Plan of Kenner Mannor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 101 fronts 50 feet on the easterly side of Woodmont Boulevard and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Janelle A. Simmons and husband, Scot C. Simmons by deed from Mandy Woods-McNeil and husband, John McNeil, dated October 14, 2005, of record in Instrument No. 20051019-0126114, Register's Office for Davidson County, Tennessee. The said Scot C. Simmons having since died on February 18, 2020, leaving Janelle A. Simmons as surviving tenant by the entirety.

Being also known as 146 Woodmont Boulevard, Nashville, TN 37205.

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.

Janelle A. Simmons

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Janelle A. Simmons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Circuit Capital Holdings LLC
Address: 146 Woodmont Boulevard
City, State, Zip: Nashville, TN 37205

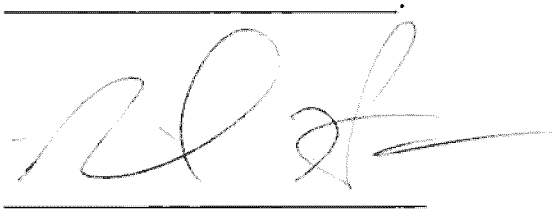
Responsible Party For Taxes:

Name: Circuit Capital Holdings LLC
Address: 302 Circuit Dr
City, State, Zip: Franklin TN 37064

Tax ID: 116-03-0-124.00

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 4/30/26.



Affiant Signature

4/30/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

