BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1415071
05/04/2026 09:40:36 AM
Fees: $18.00 Taxes: $2,793.13

Davidson County
DEEDWARR
3 pgs

20260504-0039257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $754,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Michael Ashack and Hannah L. Hohn	New Owner	
(NAME)	(NAME)	091-13-4P-001.00-CO
516 East Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NASH BROTHERS, LLC, AS TO A 66.7% UNDIVIDED INTEREST AND 51ST AVENUE, LLC, AS TO A 33.3% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MICHAEL ASHACK, UNMARRIED, AND HANNAH L. HOHN, UNMARRIED,** 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 Unit No. A on the Plan of Homes at 518 East Bend Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 518 East Bend Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250710-0054210, 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 a portion of the same property conveyed to Nash Brothers, LLC by Special Warranty Deed from Johnny Wayne Pewitt of record in Instrument No. 20221017-0113226 Register's Office for Davidson County, Tennessee, dated October 12, 2022 and recorded on October 17, 2022.

Being a portion of the same property conveyed to Nash Brothers, LLC, as to a 66.7% undivided interest and 51st Avenue, LLC, as to a 33.3% undivided interest by Quitclaim Deed from Nash Brothers, LLC of record in Instrument No. 20250724-0058474 Register's Office for Davidson County, Tennessee, dated July 22, 2025 and recorded on July 24, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 516 East Bend Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 1st day of May, 2026

NASH BROTHERS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY:_____
D. DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **D. Dylan Potter,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Agent** of Nash Brothers, LLC, a Tennessee Limited Liability company, the within named bargainor, a limited liability company, and that he as **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Authorized Agent** of Nash Brothers, LLC, a Tennessee Limited Liability company.

Witness my hand and official seal this 1st day of May, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

Witness my hand this 1st day of May, 2026

51ST AVENUE LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY:_____
KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Kevin D. Montgomery,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Agent** of 51st Avenue LLC, a Tennessee Limited Liability company, the within named bargainor, a limited liability company, and that he as **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Authorized Agent** of 51st Avenue LLC, a Tennessee Limited Liability company.

Witness my hand and official seal this 1st day of May, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/12/2026

_____
Notary Public