Karen Johnson
Batch # 1415082
05/04/2026 09:46:27 AM
Fees: $13.00 Taxes: $1,572.50
Davidson County
DEEDWARR
2 pgs
20260504-0039275

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this May 1, 2026.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road
Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Enda O'Donovan and Amanda O'Donovan	Enda O'Donovan and Amanda O'Donovan	119-14-0-243.00
490 Beauchamp Circle	490 Beauchamp Circle	
Franklin, TN 37067	Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged; We,

Restoration Dream Homes LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Enda O'Donovan and Amanda O'Donovan, husband and wife

(hereinafter called the "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of William Lee's Subdivision of the Roth property, as of record in Book 1130, Page 67, Register's Office for said County.

Said Lot No. 40 fronts 60 feet on the southerly side of Morton Avenue and runs back between parallel lines 185 feet to the northerly line of Lot "B" in said subdivision, measuring 60 feet thereon.

Being the same property conveyed to Restoration Dream Homes LLC, a Tennessee Limited Liability Company by Warranty Deed from Deborah Vaughn as Successor Executor of the Estate of Cynthia Todd-Hood of record in Instrument No. 20240422-0028821 Register's Office for Davidson County, Tennessee, dated April 18, 2024 and recorded on April 22, 2024.

This is [X] improved [ ] unimproved property known as 221 Morton Ave, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that Grantees is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds Grantors, Grantors heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 01 day of May, 2026.

Restoration Dream Homes LLC, a Tennessee Limited Liability Company

By: _____
Adam Davidson, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Restoration Dream Homes LLC, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantors executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

_____
Notary Public
My Commission Expires: 8/6/28

PRE-LTC, LLC File No. 26-13097-7626

Michelle W. Kendig
Notary Public
State of Tennessee
Williamson County