Karen Johnson
Batch # 1415383
05/04/2026 01:35:19 PM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20260504-0039720

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Nashville Metro Holdings LLC **3000 Meridian Blvd Ste 160** **Franklin Tennessee 37067**	**SAME AS OWNER**	MAP **114** GROUP **14 0** PARCEL **005.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Cornerstone Investment Inc, a Tennessee corporation

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Nashville Metro Holdings LLC, a Tennessee Limited Liability Company,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

BEING Lot No 51 on the Plan of Thousand Oaks Estates as of record in Book 3700, page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cornerstone Investments Inc., by Substitute Trustee's Deed from Western Progressive - Tennessee, Inc. and AVT Title Services, LLC, as Co-Substitute Trustee's for Athens Title & Escrow LLC, Trustee, dated January 16, 2026 and filed of record January 22, 2026 as Instrument No. 20260122-0005451, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Thousand Oaks Estates, of record in Plat Book 3700, page 83, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 4056, page 371 and amended as Book 4072, page 318, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **361 Forrest Valley Dr, Nashville, Tennessee 37204**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Nashville Metro Holdings LLC, a Tennessee Limited Liability Company**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 1st day of May 2026.

Cornerstone Investment Inc, a Tennessee corporation

By: Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace, President** of **Cornerstone Investment Inc, a Tennessee corporation,** the within named bargainor, a Tennessee corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee corporation as such President.

WITNESS my hand and official seal at office this 1st day of May 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $410,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of May 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD