Karen Johnson Davidson County
Batch# 1418073 DEEDWARR
05/08/2026 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20260508-0041783

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-1149

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2026

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Danielle Valley 1713 Nassau Street Nashville, TN 37208	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	081-08-0-329.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Federal Construction and Renovation LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle Valley, a single woman

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 the South 35 feet of Lot No. 8, of W.S. Settle's Subdivision of certain lots in North Nashville Real Estate Plan, as of record in Book 57, Page 71, Register's Office for said County.

Said part of said lot fronts 35 feet on the Westerly side of Nassau Street and extends back between parallel lines, 155 feet to Jenkins Street.

Being the same property conveyed to Dewey Burnett by Warranty Deed from Ora D. Hill of record in Book 5528, Page 578, Register's Office for Davidson County, Tennessee, dated November 09, 1979 and recorded on November 13, 1979. The said Dewey Burnett, also known as James Dewey Burnett, died on or about October 19, 2006. Reference is made to his last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P-1718, in which he names JoAnn Early as Devisee and Executrix.

Being the same property conveyed to JoAnn Early by Quitclaim Deed from JoAnn Early, Executrix for the Estate of James Dewey Burnett of record in Instrument No. 20101109-0089832 Register's Office for Davidson County, Tennessee, dated September 28, 2010 and recorded on November 09, 2010. The said JoAnn Early died on or about January 04, 2018. Reference is made to the Affidavits of Heirship of record in Instrument No. 20230113-0003072 and Instrument No. 20230113-0003073, in said Register's Office naming Granville Early, Lisa Cooper, Celia Ennis, Marcia Foncree, Seth Gilliland, and Grace Gilliland as all of her heirs. The said Granville Early died on or about February 13, 2019. Reference is further made to the Affidavits of Heirship of record in Instrument No. 20230113-0003074 and Instrument No. 20230113-0003075, in said Register's Office, naming Lisa Cooper, Celia Ennis, Marcia Foncree, Seth Gilliland, and Grace Gilliland as

all of his heirs.

Being the same property conveyed to The Gilliland Group, LLC by Quitclaim Deed from Lisa Cooper, Marcia Foncree and Celia Ennis, heirs/next of kin of JoAnn Early of record in Instrument No. 20230113-0003076 Register's Office for Davidson County, Tennessee, dated December 30, 2022 and recorded on January 13, 2023.

Being a portion of the same property conveyed to The Gilliland Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Foy Gilliland, Grace Gilliland, and Seth Gilliland of record in Instrument No. 20250820-0066442 Register's Office for Davidson County, Tennessee, dated August 19, 2025 and recorded on August 20, 2025.

Being the same property conveyed to Federal Construction and Renovation LLC, a Tennessee limited liability company by Warranty Deed from The Gilliland Group, LLC, a Tennessee limited liability company of record in Instrument No. 20250821-0067005 Register's Office for Davidson County, Tennessee, dated August 19, 2025 and recorded on August 21, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1713 Nassau Street, Nashville, TN 37208

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 so 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.

Dated this the 5th day of May, 2026.

Federal Construction and Renovation LLC, a Tennessee Limited Liability Company

By: _____
Ephraim Tawfik, Member

By: _____
Matthew Abdallah, Member

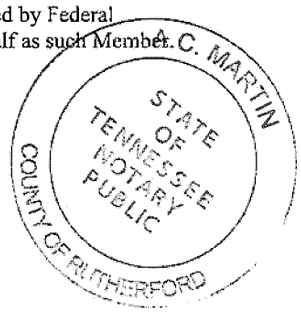
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Epraam Tawfik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member of Federal Construction and Renovation LLC, a Tennessee limited liability company, and that he/she is authorized by Federal Construction and Renovation LLC to execute this instrument on its behalf as such Member.

Witness my hand and official seal, this 6th day of May, 2026.

Notary Signature

My commission expires: 5-16-26



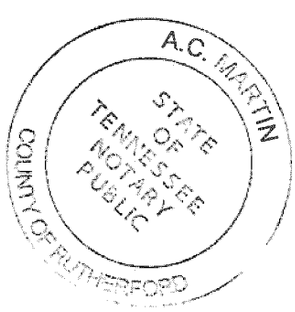
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Abdallah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member of Federal Construction and Renovation LLC, a Tennessee limited liability company, and that he/she is authorized by Federal Construction and Renovation LLC to execute this instrument on its behalf as such Member.

Witness my hand and official seal, this 5th day of May, 2026.

Notary Signature

My commission expires: 5-16-26



Certificate of Authenticity

I, Joshua A. Terry, 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 5/5/26 5/6/26.

Affiant Signature – Joshua A. Terry

5/8/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/8/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27