WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $393,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/12/2026. NOTARY PUBLIC MY COMMISSION EXPIRES

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-10-2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 4972-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Grant Patterson	**All Western Mortgage, Inc.**	096-10-0-212.00
2906 Lakeland Drive	**8345 West Sunset Road, Suite 380**	
Nashville, TN 37214	**Las Vegas, NV 89113**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nashville Flip Pros LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grant Patterson, a single person

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 72 on the Plan of Twin Lawn Subdivision, as shown of record in Book 2331, Page 9, in the Register's Office for Davidson County, Tennessee

Said Lot No. 72 fronts 126.9 feet on the northerly side of Lakeland Drive and runs back 191.0 feet on the westerly line and 205.5 feet on the easterly line to a dead line in the rear on which it measures 15.6 feet.

Being the same property conveyed to W. W. Blair and wife, Corrine F. Blair by Warranty Deed from Chester A. Butler, Jr. of record in Book 2927, page 185, Register's Office for Davidson County, Tennessee, dated July 24, 1959 and recorded on July 28, 1959.

The said W. W. Blair having died on or about April 30th, 1985, vesting Corrine F. Blair as surviving tenant by the entirety.

The said Corrine F. Blair having died on or about March 16, 2003, with the Estate of Corrine Fuqua Blair being administered under Case No. 04P1807, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property conveyed to Betty Jean Blair by Quitclaim Deed from Betty Jean Blair, Administrator of the Estate of Corrine F. Blair of record in Instrument No. 20050329-0033144 Register's Office for Davidson County, Tennessee, dated March 15, 2005 and recorded on March 29, 2005.

Being the same property conveyed to Betty Jean Blair, as Trustee of the Betty Blair Family Revocable Trust, U/A dated April 17, 2025 by Quitclaim Deed from Betty Jean Blair of record in Instrument No. 20250422-0030758 Register's Office for Davidson County, Tennessee, dated April 17, 2025 and recorded on April 22, 2025.

The said Betty Jean Blair having died on or about June 18, 2025.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company by Warranty Deed from Donald E. Pulley, Successor Trustee of the Betty Blair family Revocable Trust, U/A dated April 17, 2025 of record in Instrument No. 20250725-0058978 Register's Office for Davidson County, Tennessee, dated July

Karen Johnson Davidson County
Batch# 1420085 DEEDWARR
05/14/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20260514-0043356

24, 2025 and recorded on July 25, 2025.

Being the same property conveyed to Nashville Flip Pros LLC, a Tennessee limited liability company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability company of record in Instrument No. 20250725-0058979 Register's Office for Davidson County, Tennessee, dated July 24, 2025 and recorded on July 25, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2906 Lakeland Drive Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 12, 2026.

Nashville Flip Pros LLC, a Tennessee Limited Liability Company

By: _____
Mina Adib

By: _____
Maged Gad

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, personally appeared Mina Adib, Member and Maged Gad, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Nashville Flip Pros LLC, within named bargainer, a Tennessee limited liability company, and that Mina Adib and Maged Gad as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this May 12, 2026.

_____
Notary Public

My Commission Expires: _____

File #: 4972-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

True Copy Certification

I, **Tammy Carney,** 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 this the 12th day of May, 2026.

Affiant Signature
Date 5.12.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Exp. Is: 08-10-2027