Karen Johnson Davidson County
Batch# 1422058 DEEDWARR
05/19/2026 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,864.80
20260519-0044938

WARRANTY DEED

File No.: 2026-0265

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,000.00.

Courtney Coats
Affiant

Subscribed and sworn to before me on MAY 15, 2026.

April Summuld
NOTARY PUBLIC
MY COMMISSION EXPIRES:
12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Todd Christopher Serbent and Madeline Marie Serbent 2923 Teakwood Drive Nashville, TN 37214	CB+S Bank 200 Jackson Ave. S Russellville, AL 35653	096-10-0-102.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DV8 BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **TODD CHRISTOPHER SERBENT AND MADELINE MARIE SERBENT, HUSBAND AND WIFE**, collectively hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 252, as shown on the map entitled Cloverhill Section No. V, of record in Plat Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DV8 BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20250722-0057780, dated July 14, 2025, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2923 Teakwood 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, 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 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 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 our hands on May 15, 2026.

Grantor:

DV8 Builders, LLC, a Tennessee limited liability company

BY: _____
Robert A. Cushman
Member

BY: _____
Joshua Mattice
Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Robert A. Cushman and Joshua Mattice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members (or other officer authorized to execute the instrument) of DV8 Builders, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such Robert A. Cushman and Joshua Mattice as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Members.

Witness my hand and seal, at office in 15th day of May, 2026

_____
Notary Public

My Commission Expires: May 20, 2028

My Commission Expires: _____

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 15. 2026

Affiant Signature

18th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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